WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/08 08:41 2 pgs
Fees:13.00 Taxes:184.15

20080411-0036705

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF **April, 2008**

Notary Public

MY COMMISSION EXPIRES: 3/31/11
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-040001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl King and Susan King	**Daryl King**	**P/O TAX MAP 15 PARCEL 220**
(NAME) **Union Hill Road (Tract 2)**	(NAME) **3300 Patton Branch Rd.**	
(ADDRESS) **Joelton,TN 37080**	(ADDRESS) **Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Danita N. Antonutti,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl King and Susan King, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 2

COMMENCING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO NORMA JEAN DRAPER, BY DEED OF RECORD IN BOOK 8676, PAGE 835 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ALSO BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD, S43°26'31"W, 452.92' TO AN IRON PIN; THENCE, SOUTHWEST ALONG THE RIGHT-OF-WAY ALONG A CURVE OF UNION HILL ROAD TO THE LEFT (3°44'18"; 2500.00') A DISTANCE OF 163.12' TO AN IRON PIN; THENCE, S49°26'58"W, 96.72' THE POINT OF BEGINNING AT AN IRON PIN; THENCE, S31°42'31"E, 313.57' TO AN IRON PIN; THENCE, S08°29'20"W, 123.56' TO AN IRON PIN; THENCE, S18°49'52"W, 416.73' TO AN IRON PIN; THENCE, S68°49'23"W, 150.05' TO AN IRON PIN; THENCE, N19°59'56"W, 616.26' TO AN IRON PIN; THENCE, N49°26'58"E, 397.63' TO THE POINT OF BEGINNING, CONTAINING 240,743.27 SQUARE FEET OR 5.53 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO DANITA N. ANTONUTTI BY QUITCLAIM DEED FROM MARK C. ANTONUTTI, RECORDED ON THE 30TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071130-0139334; PART OF WARRANTY DEED FROM RUSSELL L. COLLINS AND WIFE, VONNITA COLLINS TO DANITA N. ANTONUTTI AND HUSBAND, MARK C. ANTONUTTI, RECORDED THE 8TH DAY OF NOVEMBER, 2006, IN INSTRUMENT NO. 20061108-0139184; PART OF QUITCLAIM DEED FROM RUSSELL L. COLLINS AND WIFE, VONNITA COLLINS TO RUSSELL L. COLLINS AND WIFE, VONNITA COLLINS, RECORDED THE 31ST DAY OF JULY, 2992, IN BOOK 8689, PAGE 755; AND PART OF INSTALLMENT DEED FROM NELL M. BINKLEY TO RUSSELL L. COLLINS AND WIFE, VONNITA COLLINS, RECORDED THE 5TH DAY OF JULY, 1984, IN BOOK 6331, PAGE 467, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **Union Hill Road (Tract 2), Joelton, TN 37080**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April, 2008**.

Danita N. Antonutti

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Danita N. Antonutti**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 4/08/2008.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN