

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 08:04 2 pgs
Fees:13.00 Taxes:521.70

20080605-0057557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$141,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MAY, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon King (NAME)	Churchill Mortgage Corp (NAME)	**150-10-99**
2723 Mossdale Drive (ADDRESS)	761 Old Hickory Blvd, Ste 401 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, **Eric Sox, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon King and Katie King, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 265 on the plan of Edge -O-Lake Estates, Section 4 of record in Book 3600, Pages 87 and 88, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Sox by deed from Toney Brasuell, as Co-Trustee of record in Instrument No. 20071113-0132992, Dated November 7, 2007 and recorded November 13, 2007, Register's office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **2723 Mossdale Drive, Nashville, TN 37217**
(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.

Witness my hand this **30th day of May, 2008**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as his act and Deed.

Witness my hand and official seal at Nashville, Tennessee this **30th** day of **May**, 2008.

Notary Public

Commission expires:

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011