6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/23/09

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Davidson County DEEDWARR
Recvd: 11/10/08 08:27 2 pgs
Fees:13.00 Taxes:795.50
20081110-0111124

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Tyler King and Janet Johnson King	**Capital Mortgage Finance Corp.**	
(NAME)	(NAME)	
7208 River Bend Road	**6310 Stevens Forest Road**	141-12C-14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Columbia, MD 21046**	
(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, **WILLIAM W. ADAMS, JR. AND WIFE, CYNTHIA W. ADAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN TYLER KING AND WIFE, JANET JOHNSON KING,** 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. 14 on the Plan of River Bend, a Planned Unit Development, of record in Book 6900, pages 504 and 505, as amended by Surveyor's Certificate of Correction of record in Book 7465, page 833, Register's Office of said County.

Being the same property conveyed to William W. Adams, Jr. and wife, Cynthia W. Adams by deed from John D. Allen and spouse, Annette W. Allen, of record in Book 9318, page 985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Book 6900, pages 504 and 505, as amended by Surveyor's Certificate of Correction of record in Book 7465, page 833, said Register's Office; and (c) restrictive covenants of record in Book 7112, page 481, as amended in Book 7308, page 805; Book 7308, page 808; Book 7336, page 15 and Book 7549, page 893, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7208 River Bend Road, Nashville, TN 37221

(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 our hands this 31st day of October, 2008.

William W. Adams, Jr.

Cynthia W. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Adams, Jr. and Cynthia W. Adams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2008.



John Gregory Hardeman Notary Public