WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 01/13/09 08:45 2 pgs
Fees:13.00 Taxes:407.00
20090113-0002989

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Thomas, III	George L. Thomas, III	MAP 75-03-0, PARCEL 14.00
(NAME)	(NAME)	
14444 Lebanon Road	14444 Lebanon Road	
(ADDRESS) Old Hickory TN ~~Mt. Juliet, TN 37122~~ 37138	(ADDRESS) Old Hickory TN 37138 ~~Mt. Juliet, TN 37122~~	
(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, **Sandra S. Dixon, sole heir to the Estate of Thomas B. King and Billy King**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George L. Thomas, III and wife, Dora P. Thomas**, 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:

Being Lot No. 22 on the plan of Tulip Grove, Section I of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas B. King and wife, Roby N. King by deed from Paul F. Struble, Jr. and wife Jennifer M. Struble of record in Book 5690, page 504, Register's Office for Davidson County, Tennessee. Further conveyed to Thomas B. King, individually and Thomas B. King, Trustee for Billy King, as tenants in common, each owning a one-half (1/2) undivided interest, pursuant to the Final Decree of Divorce by Quitclaim Deed from Ruby N. King and Thomas B. King of record in Book 11158, page 311, said Register's Office. Thomas B. King, a/k/a Thomas Bates King having since died intestate on 10/13/01. Affidavit of Heirship executed by Sandra S. Dixon stating that she and Billy King are the children of Thomas B. King, unmarried, of record in Instr. No. 20020530-0065629, and again stating Billy King's interest is an undivided ¾ and Sandra S. Dixon's is an undivided ¼ interest of record in Instr. No. 20020920-0114898, said Register's Office. Billy King having since died intestate on 4/14/07. And further by Affidavit of Heirship to Sandra S. Dixon of record in Instr. No. 20090113-0002988, said Register's Office.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 3700, page 106; restrictive covenants of record in Book 4099, page 239; Utility and Drainage easement of record in Book 4145, page 91, said Register's Office; subject to the rights and claims of parties in possession. and to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 533 Des Moines Drive, Hermitage, TN 37076

(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 9th day of January, 2009.

Sandra S. Dixon, sole heir to the Estate of Thomas B. King and Billy, King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, Sandra S. Dixon, sole heir to the Estate of Thomas B. King and Billy King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and as such heir executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of January, 2009.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON