WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/09 12:42 2 pgs
Fees:13.00 Taxes:832.50

20090305-0019825

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: MARCH 9, 2010

(AFFIX SEAL)

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, Inc., 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS G KING	**DOUGLAS G KING**	**075120E00100CO**
(NAME)	(NAME)	
1001 Tulip Blossom Drive	**1001 Tulip Blossom Drive**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-5721	**Hermitage, TN 37076-5721**	
(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,

Edward A Tignor and wife, Roselynn C Tignor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DOUGLAS G KING, married

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. 1, on the Plan of Blossom Trace First Revision Final Plat, as shown by plat of record in Plat Instrument No. 200109200101745 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, of the Register's Office of Davidson County, TN, to which plat reference is Hereby made for a more complete and accurate Description of said lot.

Being the same property conveyed to Ed Tignor by deed from Blossom Trace, LLC of record in Instrument 200603150029832 on 03/03/2006 and filed for record on 03/15/2006, Register's Office for DAVIDSON County. Re-recorded in Instrument 20060808080097388.
Being the same property conveyed to Edward A. Tignor, Jr by deed from Donna Tignor of record in Instrument 200708220100314 on 08/17/2007 and filed for record on 08/22/2007, Register's Office for DAVIDSON County.

unimproved ☐
This is improved ☒ property, known as **1001 Tulip Blossom Drive, Hermitage, TN 37076-5721**
(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.

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 **4th** day of **February, 2009.**

Roselynn C. Tignor
ROSELYNN C. TIGNOR

Edward A Tignor
EDWARD A TIGNOR

EDWARD A TIGNOR

STATE OF TENNESSEE
COUNTY OF Davidson

+ ROSELYNN C. TIGNOR

Personally appeared before me, a Notary Public of said County and State, **EDWARD A TIGNOR** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **February 4, 2009**

JACOB B. DUKE
Notary Public

JACOB B. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 3, 2012