BILL GARRETT, Davidson County
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Fees:13.00 Taxes:407.00

20090421-0035977

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846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

#700

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sandra E. King	New Owner	Map 086-16-0-
4249 Valley Grove Drive	"	Parcel 030.00
Hermitage, TN 37076	"	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles G. Clark, Jr. and wife, Lynne Ann Meeks-Clark**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sandra King, married,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Valley Grove, Section One, of record in Plat Book 5200, page 388, sad Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles G. Clark, Jr. by quitclaim deed dated July 12, 2007 from Lynne Meeks-Clark (fka Lynne Ann Meeks) of record in Instrument No. 20070712-0083107, said Register's Office. Further being the same property conveyed to David Wesley Meeks and wife, Lynne Ann Meeks by warranty deed from Joel A. Christmas and wife, Lela F. Christmas of record in Book 7455, page 523, said Register's Office. The said David Wesley Meeks having since died on October 08, 1994 and title vested solely in Lynne Ann Meeks as the surviving tenant by the entirety.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 5815, page 992 & in Book 5909, page 699, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 5200, page 388, said Register's Office.**

This is improved property commonly known as **4249 Valley Grove Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Charles G Clark Jr
Affiant

Subscribed and sworn to before me this 9th **day of April, 2009**

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

My Commission Expires: 01/22/2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of April, 2009.

Charles G Clark Jr
Charles G. Clark, Jr.

Lynne Ann Meeks-Clark
Lynne Ann Meeks-Clark

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles G. Clark, Jr. and Lynne Ann Meeks-Clark** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 9th day of April, 2009.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011