WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001209 DEEDWARR
Recvd: 01/07/10 09:31 3 pgs
Fees:18.00 Taxes:395.90
20100107-0001403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **5TH DAY OF JANUARY, 2010.**

NOTARY PUBLIC

MY COMMISION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Tiffany King	**Dover Mortgage Company**	**04306022100**
631 Farview Drive	**711 E. Morehead Street**	
Madison, TN 37115	**Charlotte, NC 28202**	

FOR AND IN 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,

Shelia M. King, a married woman,

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

Tiffany King, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters of record in said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All matters on the Plan of Record in Plat Book 3842, page 19, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **631 Farview Drive**
Madison, TN 37115

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 not 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 ever 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 **5th** day of **January, 2010**

Shelia M. King
Shelia M. King

Jerry C. King
Jerry C. King

******Jerry C. King**, joins in this conveyance to relinquish any and all right, especially marital rights, which **he** may have in said property by virtue of **his** marriage to **Shelia M. King** .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shelia M. King and Jerry C. King**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Madison, TN .**

This 5th day of January, 2010.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

A tract of land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Baker Tract of record in Plat Book 3842, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to SHELIA M. KING, A MARRIED PERSON, by QUITCLAIM Deed from TIFFANY R. KING, UNMARRIED, filed for record 12/01/2004 in INSTRUMENT NO. 20041201-0143152, Register's Office for DAVIDSON County, Tennessee.