BILL GARRETT, Davidson County
Trans:T20100064821 DEEDWARR
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Fees:23.00 Taxes:758.50
20101013-0082007

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 8 day of October, 2010.

Notary Public
My commission expires:

02-1009-47095

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel E. King 7337 Sugarloaf Drive Antioch TN 37013	Regions Bank 2050 Parkway Office Circle Birmingham AL 35244	181-01-0-B-180

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul A. Dario, Jr. and wife, Tina Dario, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel E. King and Emily A. King, Husband and Wife, hereinafter called the Grantees, their successors 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. 122 on the plan of Section Three, Addition to Sugar Valley, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Paul A. Dario, Jr. and wife, Tina Dario, by deed fom Yazdian Construction, Inc., a Tennessee Corporation dated June 20, 2006 recorded June 29, 2006 of record on Instrument No. 20060629-0077702, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7337 Sugarloaf Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6 day of October, 2010.

Paul A. Dario, Jr.

Tina Dario

STATE OF
COUNTY OF See attached acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul A. Dario, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in office, this _____ day of October, 2010.

Notary Public

My Commission expires

STATE OF
COUNTY OF - See attached acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina Dario, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in office, this _____ day of October, 2010.

Notary Public

My Commission expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange }

On 10-6-10 (Date) before me, Elizabeth C. Nieves, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Paul A. Dano, JR. (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth C. Nieves (Signature of Notary Public)

ELIZABETH C. NIEVES
Commission # 1824585
Notary Public - California
Orange County
My Comm. Expires Dec 10, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange }

On 10-6-10 (Date) before me, Elizabeth C. Nieves, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Tina Dario (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth C. Nieves (Signature of Notary Public)

ELIZABETH C. NIEVES
Commission # 1824585
Notary Public - California
Orange County
My Comm. Expires Dec 10, 2012

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☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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☐ Individual
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☐ Partner — ☐ Limited ☐ General
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