BILL GARRETT, Davidson County
Trans:T20120048955 DEEDWARR
Recvd: 07/03/12 10:17 2 pgs
Fees:13.00 Taxes:181.30
20120703-0058354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 49,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2012

Notary Public

My commission expires: AUG 2 1 2012

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID ARRINGTON	**NEW OWNER**	**01500029600**
2725 UNION HILL ROAD	2019 Franklin Limestone Ct.	
JOELTON, TN 37080	Nashville, TN 37217	

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 ACKNOWLEDGE, WE,

DARYL KING and SUSAN KING, HUSBAND AND WIFE

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

DAVID ARRINGTON AND MARY ARRINGTON, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

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:

TRACT 2
COMMENCING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO NORMA JEAN DRAPER, BY DEED OF RECORD IN BOOK 8676, PAGE 835 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ALSO BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD, S43°26'31"W, 452.92' TO AN IRON PIN; THENCE, SOUTHWEST ALONG THE RIGHT-OF-WAY ALONG A CURVE OF UNION HILL ROAD TO THE LEFT (3°44'18"; 2500.00') A DISTANCE OF 163.12' TO AN IRON PIN; THENCE, S49°26'58"W, 96.72' THE POINT OF BEGINNING AT AN IRON PIN; THENCE, S31°42'31"E, 313.57' TO AN IRON PIN; THENCE, 08°29'20"W, 123.56' TO AN IRON PIN; THENCE, S18°49'52"W, 416.73' TO AN IRON PIN; THENCE, S68°49'23"W, 150.05' TO AN IRON PIN; THENCE, N19°59'56"W, 616.26' TO AN IRON PIN; THENCE, N49°26'58"E, 397.63' TO THE POINT OF BEGINNING, CONTAINING 240,743.27 SQUARE FEET OR 5.53 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DARYL KING AND SUSAN KING, HUSBAND AND WIFE, BY WARRANTY DEED FROM DANITA N ANTONUTTI DATED 04/08/08 AND RECORDED ON 04/11/08 IN INSTRUMENT NO. 20080411-0036705, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 8676, Page 835, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2725 UNION HILL ROAD, JOELTON, TN 37080.

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 in 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/our hand(s) this 15th day of June, 2012.

DARYL KING

SUSAN KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DARYL KING and SUSAN KING, the within named Grantors, 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 15th day of June, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012