WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120086624 DEEDWARR
Recvd: 11/13/12 15:33 2 pgs
Fees:13.00 Taxes:436.23

20121113-0104531

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm Exp 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Staci L. King	Synovus MTG. Corp.	08514004600
(NAME)	(NAME)	
111 Guill Court	P.O. Box 2868	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2507	Columbus, GA 31902	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joyce W. Fields, Trustee of the Joyce W. Fields Revocable Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Staci L. King and Dean King**, hereinafter called the GRANTEE(S), their heirs and/or 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. 4-B on the Plan of Bainbridge Cluster Homes, of record in Plat Book 6250, Page 181, Register's Office for said County, to which reference is made for more complete description.

Being the same property conveyed to Joyce W. Fields as Trustee for the Joyce W. Fields Revocable Trust, Dated May 18, 2006 by Deed from Joyce W. Fields, a single person, dated 05/08/2008 and filed for record on 05/08/2008 in Instrument 200805080047686, Register's Office for Davidson County, Tennessee.The said Estate of Richard Z. Fields died intestate leaving Joyce W. Fields his/her sole heirs at law as evidenced by Affidavits of Heirship filed for record in Instrument 200805080047687, Register's Office for said County.

All matters as set forth per Plat Book 6250, Page 181, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 111 Guill Court, Nashville, TN 37214-2507
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 November, 2012.
Joyce W. Fields, Trustee of the Joyce W. Fields Revocable Trust
by Sherry Lynn Dees, Her Attorney in fact
Joyce W. Fields, Trustee of the Joyce W. Fields
Revocable Trust
By: Sherry Lynn Dees, Her Attorney in Fact

State of TN
County of Wilson

On this 5th day of November, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherry Lynn Dees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Joyce W. Fields, Trustee of the Joyce W. Fields Revocable Trust, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20121113-0104530 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5th day of November, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122