BILL GARRETT, Davidson County
Trans:T20130042697 DEEDWARR
Recvd: 05/22/13 10:57 2 pgs
Fees:13.00 Taxes:565.96
20130522-0051608

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 018160
PARCEL: 159.00

New Owners Address & Send Tax Bills to:
Tiffany Eden-Miller
3529 Worsham Springs Road
Greenbrier, TN 37073

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2013 between

Ann W. King and husband, Dan King

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Tiffany Eden-Miller

of Robertson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, in the City of Goodlettsville, Tennessee, described as follows, to-wit:

Tract 1: Being a portion of Lot No. 4 on the Plan of Wilhoite-Young, Commercial Subdivision as of record in Plat Book 5200, Page 198, R.O.D.C., Tennessee, and described according to a survey by R.L. Montoya-Land Surveying as follows:

Beginning at a concrete monument in the South margin of Old Brick Church Pike, said point being the Northwest corner of Lot No. 1 on the Plan of Thornton Place as of record in Plat Book 5190, Page 193, Register's Office for said County, thence, leaving said South margin along the West line of said Lot No. 1 South 18 degrees 42 minutes 50 seconds East 87.24 feet to an iron pin, this being the beginning point of this described tract; thence, along the South line of said Lot No. 1 as follows: South 84 degrees 16 minutes 18 seconds East 43.62 feet to an iron pin, thence, South 14 degrees 06 minutes 41 seconds East 19.50 feet to an iron pin; thence, along the South and West line of this tract as follows: North 84 degrees 06 minutes 48 seconds West 39.12 feet to a point; thence, North 18 degrees 42 minutes 50 seconds West 28.80 feet to the point of beginning. The above described property now being a part of the Revised Plan of Thornton Place of record in Plat Book 5190, Page 402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann W. King, a married woman by Quitclaim Deed dated 10/8/07 from Hattie Frances Thornton, Betty Jean Reasoner, Cynthia Dee Hall and William Geral Thornton of record in Instrument No. 20071019-0124222, Register's Office for Davidson County, Tennessee.

Tract 2: Beginning at a point in the center of McClure St. (Brick Church Pike) and the N.W. corner of the property conveyed to Tony Sudekum by Helen S. Draper, running Southerly with Sudekum's West line 150 feet; thence Westerly about 72 1/2 feet to Mrs. Kimmel's East boundary line; thence Northerly with her line 145 feet to the center of Brick Church Pike; thence East 95 1/2 feet to the beginning.

Being the same property conveyed to Ann W. King, a married woman by Warranty Deed dated 6/27/07 from Patricia A. Grace, a single woman, and Marion Pulliam and husband, Donald Pulliam of record in Instrument No. 20070629-0077851, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 112 Old Brick Church Pike, Goodlettsville, TN 37072. Dan King joins in this conveyance to convey any and all interest he may have, marital or otherwise.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ann W. King
Ann W. King

Dan King
Dan King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ann W. King and Dan King, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of May, 2013.

Karen B Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $152,962.08.

Tiffany Edan-Miller
Affiant

Sworn to and subscribed before me, this 17th day of May, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY