BILL GARRETT, Davidson County
Trans:T20130057705 DEEDWARR
Recvd: 07/08/13 09:19 2 pgs
Fees:13.00 Taxes:159.10
20130708-0070107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

William A. Caruso
Affiant

Subscribed and sworn to before me, this 3RD DAY OF JULY, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY BIRTHRIGHT

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William A. Caruso, a married man	SAME AS NEW OWNER (NAME)	8-246.00
1009 Ervin Pace Road (ADDRESS)	(ADDRESS)	
Chapmansboro, TN 37035 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Daryl King , unmarried and Susan King, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William A. Caruso, a married man, hereinafter called the Grantees, their heirs and assigns, that 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. 8 ON THE FINAL PLAT OF ROBERTS ESTATES, OF RECORD IN INSTRUMENT NO. 20080512-0048900 AND AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20080627-0066635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARYL KING AND SUSAN KING, HUSBAND AND WIFE BY WARRANTY DEED FROM DAVID D. ROBERTS AND WIFE, CORLEN J. ROBERTS, GARY H. ROBERTS AND WIFE, CARRIE J. ROBERTS, AND JAMES W. ROBERTS, A SINGLE PERSON OF RECORD IN INSTRUMENT NO. 20080812-0083065, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DARYL KING AND SUSAN KING HAVING SINCE DIVORCED.

THIS CONVEYANCE IS SUBJECT TO 2013 TAXES, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Baxter Road, Joelton, TN 37080
(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 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 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 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 3rd day of July, 2013.

WARRANTY DEED
(Continued)

Daryl King

Susan King

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARYL KING, Unmarried AND SUSAN KING, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2013.

Notary Public

My Commission Expires: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072