BILL GARRETT, Davidson County
Trans:T20130070125 DEEDWARR
Recvd: 08/14/13 15:10 2 pgs
Fees:13.00 Taxes:597.55
20130814-0085542

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dina A. King	Dina A. King	042 013 0 086.00
(NAME)	(NAME)	
219 Foxboro Drive	219 Foxboro Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Tara Andrews**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dina A. King, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hedgewood Hills, Section 2, as of record in Book 3700, page 44; as amended in Book 4058, page 413, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 170 feet on the northwesterly side of Foxboro Drive and extends back 173.35 feet on the southwesterly line 270.1 feet on the northeasterly line to a dead line measuring 220.1 feet thereon.

Being the same property conveyed to Kenneth Andrews from Virgon LLC by deed of record in Instrument No. 20090302-0018382, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Tara Andrews by Quitclaim Deed from Kenneth Andrews dated 5/24/2013 and filed of record in Instrument Number 20130529-0053818, said Register's Office.

Kenneth Andrews, spouse of Tara Andrews, is signing to relinquish any marital rights he may have to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 219 Foxboro Drive, Madison, TN 37115

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, has 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 our hands this **31st** day of **July, 2013**

Tara Andrews

Kenneth Andrews

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Tara Andrews**, and Kenneth Andrews the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **July, 2013**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY