BILL GARRETT, Davidson County
Trans:T20140017710 DEEDWARR
Recvd: 03/17/14 11:34 2 pgs
Fees:13.00 Taxes:519.85
20140317-0021846

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14052

Send Tax Bills To:
American Financing Corp.
3151 S. Vaughn Way, Ste. 100
Aurora, CO 80014

New Owner is:
Cynthia D. Perrin
214 Perlen Drive
Nashville, TN 37206

MAP: 083-11-0

PARCEL: 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shana A. King, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia D. Perrin, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **214 Perlen Drive, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Fortland Park, Section 3, of record in Book 2900, Page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 90 feet on the westerly side of Perlen Drive and runs back between lines 161.7 feet on the southerly line and 113.0 feet on the northerly line to a dead line in the rear on which it measures 76 feet.

BEING the same property conveyed to Shana A. King by Last Will and Testament of Barbara Faye King, who died testate on 4/19/09, filed as Docket No. 09P-804 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and as recorded in Instrument Number 20100511-0036100 in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Barbara Faye King by Quitclaim Deed pursuant to terms of Divorce (Davidson County Circuit Court Docket No. 90D929) from James R. King, said Quitclaim Deed being dated 4/24/90 and recorded 7/10/90 in Book 8149, Page 661; and the same property previously conveyed James R. King and wife, Barbara Faye King by Warranty Deed from Billy Ray Creswell and wife, Mary Jo M. Creswell dated 3/14/72 and recorded 5/17/72 in Book 4602, Page 78, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of March, 2014.

GRANTOR(S):

Shana A King

SHANA A. KING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shana A. King**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,500.00**.

Shana A. King

AFFIANT

SWORN TO and subscribed before me this 14th day of March, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____