BILL CARRETT, Davidson County
Trans: T20150014969 DEEDWARR
Recvd: 03/02/15 11:25 2 pgs
Fees: 13.00 Taxes: 499.50
20150302-0017705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $135,000.00 (One Hundred Thirty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of February, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT 18 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Thomas G. King and Rebecca King 4413 Juneau Drive Hermitage,TN 37076	FIFTH THIRD MORTGAGE 5001 KINGSLEY DRIVE MD 1MOB A8 CINCINNATI, OH 45263	07507000700

WARRANTY DEED

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, **PEGGY J. SHREEVE HAGAR**, unmarried HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THOMAS G. KING AND REBECCA KING**, Husband and Wife, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 4 on the Plan of Tulip Grove Subdivision, Section I, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee

Said Lot No. 4 fronts 90.0 feet on the westerly side of Juneau Drive and extends back 150.0 feet on the southerly line and 149.84 feet on the northerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to William T. Shreeve and wife, Peggy J. Shreeve by deed from Belle Homes, Inc., of record in Book 4228, Page 765, Register's Office for Davidson County, Tennessee.

The said William T. Shreeve predeceased Peggy J. Shreeve on 12/11/1985 leaving Peggy J. Shreeve surviving tenant by the entirety. Peggy J. Shreeve also known as Peggy J. Hagar.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4413 JUNEAU DRIVE** **HERMITAGE,TN37076**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 25th day of February, 2015

Peggy J. Shreeve Hagar

Peggy J. Shreeve Hagar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Peggy J. Shreeve Hagar** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of February, 2015.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016