Davidson County	DEEDWARR
Recvd: 07/17/15 07:59	3 pgs
Fees:18.00 Taxes:888.00	
20150717-0069805	

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of July, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ralph Daggs	Bank of Tennessee	086040B07500CO
(NAME)	(NAME)	
804 Withers Place	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Kingsport, TN 37660	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kevin L. King and Taska R. King, husband and wife** , hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ralph Daggs, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin L. King, married by deed from James E. Betts and wife, Ashley J. Betts, dated 05/22/2007, of record in Instrument No. 20070524-0061880, Register's Office of Davidson County, Tennessee. The said Taska R. King joins in this conveyance to waive any marital interest she has in said property.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 804 Withers Place, Hermitage, TN 37076

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of July, 2015.

Kevin L. King by Joey Journell his Attorney-in-fact
Kevin L. King by Joey Journell, his attorney-in-fact

Taska R. King by Joey Journell her Attorney-in-fact
Taska R. King by Joey Journell, her sttoarney-in-fact

State of Tennessee
County of Wilson

On this 15th day of July, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Joey Journell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin L. King and Taska R. King, as evidenced by Power of Attorney of record in Book _____, Page _____, and Book _____, Page _____, Register's Office of Wilson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Kevin L. King and Taska R. King. 20150717-0069804

20150717-0069803

Witness my hand and seal, this 15th day of July, 2015.

Tammy Duncan
Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/11/19

(SEAL)

