BILL GARRETT, Davidson County
Trans: T20150064759 DEEDWARR
Recvd: 08/05/15 10:16 2 pgs
Fees: 13.00 Taxes: 1110.00
20150805-0077785

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57703
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jesse Walker Worf 7149 Bay Cove Trail Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 141120B000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ricky Dwight King and Donna Sue King**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse Walker Worf** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Southampton, Phase 4, of record in Book 6250, Page 565, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky Dwight King and wife, Donna Sue King by Warranty Deed from Joseph L. Lackey, Jr., Trustee with full power to sell or transfer, dated March 3, 1986, recorded March 10, 1968 in Book 6800, Page 214, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 565, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 450, Book 6231, Page 63 and Book 6624, Page 569, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7149 Bay Cove Trail, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31 day of July, 2015.

Ricky Dwight King

Donna Sue King

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared Ricky Dwight King and Donna Sue King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 31 day of July, 2015.

My Commission Expires: 2-11-16

Notary

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066