# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072268 DEEDWARR
Recvd: 08/26/15 09:06 2 pgs
Fees:13.00 Taxes:914.64

20150826-0086208

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Darren C. King | WELLS FARGO BANK, NA | 05201013700 |
| (NAME) | 6200 PARK AVENUE | |
| 445 Neelys Bend Rd. | DES MOINES, IA 50321 | |
| (ADDRESS) | | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jill Miller Hall fka Jill Terry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darren C. King and Stacy King, husband and wife,** 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 2, Garrett Subdivision, as shown on plat of record in Plat Book 7900, Page 658, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less and Except this Tract: AS DESCRIBED OF RECORD IN INSTRUMENT NUMBER 20070118-0007461, DAVIDSON COUNTY, TN
Right-of-Way Acquisition
Beginning at a point on the present Right-of-Way of Neelys Bend Rd., 22.56 feet left of the centerline station 20+46.08 for project 06-R-02, said point being the Point of Beginning.

Thence: N 08 deg. 20 min. 06 sec. E a distance of 10.56 feet;
Thence: S 84 deg. 36 min. 50 sec. E a distance of 150.82 feet;
Thence: S 07 deg. 18 min. 35 sec. W a distance of 11.83 feet;
Thence: N 84 deg. 07 min. 53 sec. W a distance of 150.97 feet;
to the point of Beginning.

Temporary Construction Easement
Beginning at a point on the present Right-of-Way of Neelys Bend Rd., 33.11 feet left of the centerline station 20+46.63 for project 06-R-02, said point being the Point of Beginning.

Thence: N 08 deg. 20 min. 06 sec. E a distance of 14.91 feet;
Thence: S 84 deg. 36 min. 50 sec. E a distance of 150.55 feet;
Thence: S 07 deg. 18 min. 35 sec. W a distance of 14.97 feet;
Thence: N 84 deg. 36 min. 50 Sec. W a distance of 150.82 feet;
to the Point of Beginning.

Being the same property conveyed to Jill Terry, by Special Warranty Deed from US Bank National Association as Trustee for RASC 2006KS1, recorded on December 09, 2009, of record in Instrument Number 20091209-0112619, Register's Office for Davidson County, Tennessee. The said Jill Terry having since been married is now known as Jill Miller Hall. Jill Miller Hall fka Jill Terry further warrants that the subject property has never been used by her as marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 445 Neelys Bend Rd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

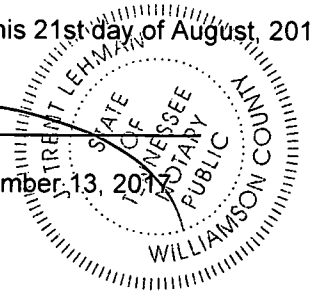
Witness my/our hands this 21st day of August, 2015.

Jill Miller Hall
fka Jill Terry

State of Tennessee
County of Williamson

Personally appeared before me Jill Miller Hall, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2015.




Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10603