BILL GARRETT, Davidson County
Trans:T20150084389 DEEDWARR
Recvd: 10/05/15 09:31 2 pgs
Fees:13.00 Taxes:787.73
20151005-0100868

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0659HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of September, 2015.

Notary Public
Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Travis Monroe 1122 Sunnymeade Dr. Nashville, TN 37216	new owner	061-15-0-175.00

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,

Beverly M. King

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Travis Monroe and Kirsten Monroe, 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 No. 14, of Block "A" on the map of the Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beverly M. King by Quitclaim Deed from Myrtle Morgan, dated 11/25/02 and recorded 1/26/04 in Instrument No. 20040126-0009901; and being the same property previously conveyed to James P. Morgan and Myrtle Morgan by Warranty Deed from Harrison W. Griggs and wife, Cora Lee Griggs, dated 7/9/55 and recorded 7/12/55 in Book 2440, Page 265, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20151005-0100867 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1122 Sunnymeade Dr., Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of September, 2015.

Beverly Morgan King by Jeremy Ray King, Attorney-In-Fact
Beverly M. King by Jeremy Ray King, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy Ray King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Beverly M. King** and that he is authorized by **Beverly M. King** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of September, 2015.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)