BILL GARRETT, Davidson County
Trans:T20150087009 DEEDWARR
Recvd: 10/13/15 10:23 2 pgs
Fees:13.00 Taxes:802.90
20151013-0103962

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2015.

Notary Public
My commission expires:

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

06-1509-76199

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ryan W. Quicksall	SunTrust Mortgage	081-07-0-408.00
1816 Cephas Street	901 Semmes Ave	
Nashville TN 37208	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Corey King, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan W. Quicksall, a single man**, hereinafter called the Grantees, their successors 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. 7, on the Plan of Cephas Woodard (erroneously referenced in prior deed as Woodard's) Subdivision of Lots No: 5 and 6 Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Corey King by deed from Johnny Burroughs and wife, Linda Burroughs, dated September 5, 2013, recorded September 25, 2013, of record in Instrument No. 20130925-0100595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1816 Cephas Street, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of October, 2015.

Corey King

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Corey King**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of October, 2015.

Notary Public

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212