WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001918 DEEDWARR
Recvd: 01/08/16 12:38 2 pgs
Fees:13.00 Taxes:332.63

20160108-0002108

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Nicki McClark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/12/19

(AFFIX SEAL)

ANN E. BLACKWELL NOTARY PUBLIC TENNESSEE STATE OF WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chrystal McCord	SAME	04415030100
(NAME)	(NAME)	
1106 Dodson Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Chris King, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chrystal McCord, a single woman,** 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:

Being Lot No. 11 on the plan of Section C, Village of Old Hickory of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chris King and James L. King, as tenants in common with rights of survivorship, by deed from Michael R. Miller dated July 31, 2001, of record in Instrument No. 20010803-0082877, Register's Office for Davidson County, Tennessee. James L. King died on July 23, 2013 vesting title in Chris King.

This conveyance is subject to 2015 taxes, paid prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 1424, page 66, Utility easement with Ingress and Egress as set out in Book 1812, page 280, said Register's Office. Subject to parties in possession.

unimproved ☐

This is improved ☑ property, known as 1106 Dodson Street, Old Hickory, TN 37138
(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 22 day of December, 2015.

X Chris King
Chris King

State of OHIO
County of Butler

Personally appeared before me Chris King, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2015.

Notary Public
My Commission Expires: 16 Jul 2017

File No.: 2015-137





ROBERT E WITHERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 16, 2017