Davidson County DEEDWARR
Recvd: 08/10/16 10:09 3 pgs
Fees:18.00 Taxes:647.50
20160810-0083115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF AUGUST, 2016.

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margot N Johnson, an unmarried woman	New Owner (NAME)	04203005200
908 N. Graycroft Ave (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John E. King and Sharon King, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margot N Johnson, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY E. L. MILLER, JR., AND CO., DATED MARCH 8, 1965, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GRAYCROFT AVENUE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF PRIMROSE ACRES AS OF RECORD IN BOOK 2663, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE ALONG THE WESTERN BOUNDARY OF SAID PRIMROSE ACRES, SOUTHERLY 213.75 FEET TO A POINT IN THE NORTHERN BOUNDARY OF THE S. P. ELLIS PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID ELLIS PROPERTY WESTWARDLY 93.8 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT MCELHINEY AND WIFE, BY DEED FROM RAYMOND H. ROBERTS AND WIFE OR RECORD IN BOOK 3871, PAGE 490, REGISTER'S OFFICE OF DAVIDSON COUNTY; THENCE WITH THE EASTERN BOUNDARY OF SAID MCELHINEY PROPERTY NORTHWARDLY 187.4 FEET TO A POINT IN THE SOUTHERLY MARGIN OF GRAYCROFT AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD EASTWARDLY 90 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. KING AND WIFE OPAL P. KING, AND THE SURVIVOR OF THEM, FOR LIFE, WITH THE REMAINDER TO SHARON KING, BY DEED FROM JOHN E. KING AND WIFE OPAL P. KING, OF RECORD IN INSTRUMENT NO. 20080417-0038802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID OPAL P. KING HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

SHARON KING EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOHN E. KING, PURSUANT TO GENERAL DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160628-0066059, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 908 Graycroft Avenue, Madison, TN 37115

WARRANTY DEED

(Continued)

908 N. Graycroft Ave 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 hand(s) this 9th day of August, 2016.

John E. King
John E. King

By: Sharon King, attorney in fact
Sharon King, Attorney-in-Fact

Sharon King
Sharon King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon King, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2016.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of August. 2016, before me, a Notary Public, in and for said County and State, personally appeared Sharon King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John E. King, acknowledged that such person executed the same as the free act and deed of the said John E. King.

Witness my hand and official seal, this the 9th day of August, 2016.

Mary Birthright
Notary Public

My commission expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

