11512

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans: T20160103227 DEEDWARR
Recvd: 11/22/16 10:08 2 pgs
Fees: 13.00 Taxes: 462.50
20161122-0123163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of November, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
King Thompson	Iberia Mortgage	14905009300
4917 Barclay Square Drive	12719 Cantrell Rd.	
Antioch, TN 37013	Little Rock AR 72223	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Faye J. Waters, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **King Thompson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the plan of Terragon Trails, Section One, of record in Book 4860, Page 61, Register's Office for said County.

Said Lot No. 113 fronts 66.67 feet on the southwesterly margin of Barclay Square Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being the same property conveyed to Faye J. Waters, unmarried from Andrew H. Shelton and wife, Rosie C. Shelton by Warranty Deed on July 27, 2000, of record in Instrument Number 20000802-0076703, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, Page 61, as amended in Book 5066, Page 836, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4967, Page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4917 Barclay Square Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 18, 2016.

Faye J. Waters

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Faye J. Waters,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2016

My commission expires 8/5/19

Notary Public

