TN1810370

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~
~~Murfreesboro, TN 37127~~
522B Brandies Cr Ste1
Murfreesboro, TN 37128

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 4792-51

Bill Garrett Davidson County
Batch# 88307 DEEDWARR
05/04/2018 01:04:03 PM 2 pgs
Fees: $13.00 Taxes: $875.05
20180504-0042880

ADDRESS NEW OWNER:
Ryan E. King
5125 Lana Renee Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

_____
_____
_____

MAP **98-01**
GROUP
PARCEL **106.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Lee Gannon** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Ryan E. King and Keri King, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of real estate situated in Davidson County, Tennessee, and being furher described as follows, to-wit:

Being Lot No. 51, on the plan of Lots 42 through 55, Roxborough, of record in Book 5210, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory Lee Gannon by deed from Kenneth J. Walburn dated October 18, 2005, of record in Instrument# 20051026-0129237, Register's Office for Davidson County, Tennessee.

This is improved property known as 5125 Lana Renee Court, Hermitage, Tennessee 37076. Possession is to be given on April 27, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 27th day of April, 2018.

Gregory Lee Gannon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory Lee Gannon**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2018.

NOTARY PUBLIC

J.C. ROSS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.4.20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $236,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2018.

NOTARY PUBLIC

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-11-21