Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 248992 **DEEDWARR**
06/26/2019 10:47:00 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20190626-0061885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9997

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gwyneth McEuen and Jeff Simmons	New Owner	
705 Wagon Dr		142-03-0-039.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAREY MICHAEL KING, AND WIFE, AND LORELEI RUTH KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GWYNETH MCEUEN AND JEFF SIMMONS

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:

Land in Davidson County, Tennessee being Lot No. 377 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for said County.

Said Lot No. 377 fronts 87.00 feet on the Southeasterly margin of Wagon Drive and extends back 216.7 feet on the Northeasterly line and 177.9 feet on the Southwesterly line to a dead line in the rear measuring 89.5 feet thereon.

Being the same property conveyed to Carey Michael King and wife, Lorelei Ruth King by Warranty Deed from Sharon Renee Sanders, an unmarried woman, recorded on the 1st day of March, 2002 in Instrument No. 20020301-0026039, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT HILL MANOR, SECTION 1, as recorded in Plat Book 4460, Page(s) 108.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4643, Page 946, amended in Book 5057, Page 885, modified in Book 5440, Page 138 and further amended in Book 5526, Page 322.

This is improved property known as 705 Wagon Dr. Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 20 day of June, 2019.

X Carey Michael King

Carey Michael King

X Lorelei Ruth King

Lorelei Ruth King

STATE OF Georgia
COUNTY OF Tift

Personally appeared before me, a Notary Public of said County and State, CAREY MICHAEL KING AND LORELEI RUTH KING, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tifton (city), Georgia (state), this 20th day of June, 2019.

CLAIRE LONG NOTARY PUBLIC TIFT COUNTY, GA

* Claire Long

Notary Public

My Commission Expires: March 11, 2020