PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *cwivey@wilkinsandivey.com*
W & I Ref: (cwi)

Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 274794 DEEDWARR
08/21/2019 02:27:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190821-0084065

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andra M. Moran 5701 Vine Ridge Drive Nashville, TN 37205	Andra M. Moran 5701 Vine Ridge Drive Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 103-10 83.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. King, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andra M. Moran,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section 3, Brookside Court, Addition No. 4, of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 78, which is a corner lot, fronts 98 feet on the southeasterly margin of Vine Ridge Drive and fronts 124.84 feet on the southwesterly margin of Neartop Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 98 feet on the southeasterly line and 101.6 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Andra M. Moran and spouse, Stephen D. King by Warranty Deed from Patrick D. Yoder and spouse, Elisabeth M Yoder aka Elizabeth M. Yoder, dated April 30, 2010 and recorded May 5, 2010, of record as Inst. No. 20100505-0034012, said Register's Office.

This conveyance is subject to: Taxes for 2019 and subsequent years; All matters shown on the plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Description Reference: This description is the same as that used in Grantor's vesting deed.

This is improved property, known as: 5701 Vine Ridge Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 21, 2019.

Stephen D. King

State of Tennessee
County of Davidson

On August 21, 2019, before me the undersigned authority, personally appeared Stephen D. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me on August 21, 2019.

Notary Public

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020