Karen Johnson Davidson County
Batch# 361703 DEEDWARR
02/24/2020 08:39:48 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20200224-0019886

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of February, 2020.

Notary Public

(Affix Seal)
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2019-1668

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
TaResha M. Randall 581 Castlegate Drive Nashville, TN 37217	NEW OWNER	136-14-0-235.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gregory Orlando King, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TaResha M. Randall**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson, State of Tennessee.

BEING Lot No. 75-B, Zone Lot Division on the Plan of Harbor Gate Subdivision, Section 2, Lots 73, 74 and 75, as of record in Plat Book 6900, page 297 and amended in Book 6250, page 33, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory Orlando King, Jr., a married man, as Sole Owner by Quit Claim Deed from Gregory Orlando King, Jr. of record under Instrument No. 20120326-0025356, Register's Office for Davidson County, Tennessee, dated February 14, 2012 and recorded on March 26, 2012.

( ) **unimproved**
This is (X) improved property know as 581 Castlegate Drive, Nashville, TN 37217.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 21st day of February, 2020.

Gregory Orlando King, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Gregory Orlando King, Jr., the bargainor(s), 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, this 21st day of February, 2020.

Notary Public
My Commission Expires: 6-24-2023

