Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13120004

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF JAN, 2014

NOTARY PUBLIC

My Commission expires: 1/29/17

Address of New Owner
Brandon D. King and Jovia A. King, husband and wife
4301 Princess Lane
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
058-14-0-132.00

BILL GARRETT, Davidson County
Trans: T20140000844 DEEDWARR
Recvd: 01/06/14 10:22 2 pgs
Fees: 13.00 Taxes: 714.10
20140106-0001076

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brenda Thompson King,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Brandon D. King and Jovia A. King, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot 32 on the plan of Gold Key Subdivision, Section III as of record in Plat Book 6250, page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to WALTER RILEY KING AND WIFE, BRENDA THOMPSON KING, by deed from CUMBERLAND BUILDERS, INC., A CORPORATION, of record in Book 7194, Page 40, dated April 3, 1987, said Register's Office. WALTER RILEY KING AND BRENDA THOMPSON KING have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 98D1943, dated December 14, 1999. WALTER RILEY KING has conveyed his interest in said property to BRENDA THOMPSON by quitclaim deed of record in Instrument No. 199912070300600, dated October 25, 1999, said Register's Office. BRENDA THOMPSON is also known as BRENDA THOMPSON KING.

This is improved property generally located:
4301 Princess Lane, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 6250, Page 595, Register's Office for Davidson County, Tennessee.

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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Brenda Thompson King** has caused this instrument to be executed, this the 3 day of JAN, 2014.

Brenda Thompson King

Brenda Thompson King

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brenda Thompson King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 3 day of JAN, 2014.

My commission Expires: 9/24/14

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY