THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. John Coode, IV Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140045933 DEEDWARR
Recvd: 06/27/14 13:03 2 pgs
Fees:13.00 Taxes:1665.00
20140627-0056542

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Charles King	owner	MAP 104-09
3734 Central Avenue		PARCEL 027.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **John Coode, IV, Successor Trustee of the John Coode, III or Mildred Aileen Sharp Coode Joint Revocable Living Trust under agreement dated October 8, 1996**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Charles King and wife, Tammy Rogers King**

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 the westerly 50 feet of Lot No. 223 on the Plan of Richland Realty Company's Second Subdivision, Division "B" of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 223 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Christopher Street, 200 feet to an alley.

Being the same property conveyed to John Coode, III and wife, Mildred Aileen Sharp Coode, Trustees, U/A/D October 08, 1996, of the Coode Joint Revocable Living Trust Agreement, and Successors in Trust, and any amendments thereto, by Quitclaim Deed from John Coode, III and wife, Mildred S. Coode, of record in Book 10227, page 780, Register's Office for Davidson County, Tennessee, dated October 8, 1996 and recorded on October 17, 1996. John Coode, IV, is the Successor Trustee of the said Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3734 Central Avenue, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 my hand this the 26th day of June, 2014.

The John Coode, III or Mildred Aileen Sharp Coode Joint Revocable Living Trust under agreement dated October 8, 1996

John Coode, IV Successor Trustee

John Coode, IV, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Coode, IV** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John Coode, IV** as such Successor **Trustee.**

Witness my hand and seal this the 26th day of June, 2014.

My Commission expires 1-4-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public