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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14091857**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140076331 DEEDWARR<br>Recvd: 10/09/14 08:39 2 pgs<br>Fees:13.00 Taxes:4717.50<br>20141009-0093596 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of October, 2014.<br><br>Notary Public<br>My Commission Expires: |

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

## WARRANTY DEED

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| Address New Owner:<br>Larry D. King and Beverly B. King, Trustees<br>4612 General Lowrey Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>13110006800 |

**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 of which is hereby acknowledged, **George Whit James and Carolyn B. James n/k/a Carolyn Bader** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry D. King and Beverly B. King, Trustees of the King Joint Revocable Trust UAD September 27, 2014**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 72 fronts 149.91 feet on the broken Easterly margin of General Lowrey Drive and extends back 266.5 feet on the Northerly line and 362.23 feet on the Southerly line to a broken line in the rear, measuring 196.4 feet thereon, together with and subject to a driveway and retaining wall agreement of record in Book 3310, Page 505 and Book 4316, Page 637, said Register's Office.

Being the same property conveyed to Carolyn B. James and husband, G. Whit James by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012543, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, FIRST ADDITION, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 51.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 3310, Page 505 and Book 4316, Page 637.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20110126-0007220.

This is improved property located at 4612 General Lowrey Drive Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of October, 2014.

George Whit James

Carolyn B. James n/k/a Carolyn Bader

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Whit James, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn B. James n/k/a Carolyn Bader, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018