WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078446 DEEDWARR
Recvd: 10/17/14 13:40 2 pgs
Fees:13.00 Taxes:1050.80
20141017-0096063

G-TG-14-7425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18 (AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Cox	**Frankli American Mortgage Company**	
(NAME) **7425 River bend Cir.**	(NAME) **501 Corporate Centre Drive, Ste.400**	**141-12-0C-056.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THOMAS A. KING, III, UNMARRIED AND LEILA THOMASON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM COX, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of River Bend, A Planned Unit Development of record in Plat Book 6900, Page (s) 504 and 505 as corrected in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. King, III and wife, Leila Olivia King by deed from James A. Jackson, III and wife, Melanie P. Jackson of record in Book 11039, page 387, Register's Office for Davidson County, Tennessee, dated July 27, 1998 and recorded on July 29, 1998.

Thomas A. King, III and Leila Olivia King having since divorced. Leila Olivia King is now known as Leila Thomason. The above referenced property has never been the principal marital residence of the said Leila Thomason and spouse Walter Thomason.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 504 and 505, as corrected in Plat Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7112, Page 481, amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws of River Bend Estates Homeowner's Association of record in Book 7347, Page 643, in the Register's Office for Davidson County, Tennessee.
- Charter of River Bend Estates Homeowner's Association, Inc. of record in Book 7347, Page 636, Book 8179, page 869 and Book 9359, page 153, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for open space of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee. .
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7425 River bend Cir., Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2014.

Thomas A. King III by Leila Thomason
Attorney in Fact
Thomas A. King, III by Leila Thomason,
Attorney in Fact

Leila Thomason
Leila Thomason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leila Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS A. KING, III, and who acknowledgedshe executed the same as the free act and deed of the said THOMAS A. KING, III.

Witness my hand and official seal, this the 15th of October, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leila Thomason, the within named bargainor, 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.

Witness my hand and official seal, this the 15th of October, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212