NEW OWNER:

King Investment Group, LLC
1421 Kirkland Avenue
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-1026

Map 072 Group 07-0 Parcel 117.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140087282 DEEDWARR
Recvd: 11/19/14 14:33 3 pgs
Fees:18.00 Taxes:540.20
20141119-0106771

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Six Thousand and 00/100 Dollars ($146,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDWARD L. DUNBAR, III, and wife PEGGY F. MILLER DUNBAR** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KING INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 and easterly 20 feet of Lot No. 9 on the Map of L.A. Warren's Re-subdivision of Block "C" of R.M. Dudley's Subdivision as of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward L. Dunbar, III, by Warranty Deed from Lasundra Woods Jones and husband, Roscoe Jones, dated January 16, 2004, and of record in Instrument No. 20040123-0009453, Register's Office for Davidson County, Tennessee. Re-recorded in Instrument No.20040413-0041583 of said Register's Office.

This is IMPROVED property known as 1421 Kirkland Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17 day of **November, 2014**.

EDWARD L. DUNBAR, III

PEGGY F. MILLER DUNBAR, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EDWARD L. DUNBAR, III, and PEGGY F. MILLER DUNBAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th day of **November, 2014**.

NOTARY PUBLIC

My commission expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **146,000.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **November, 2014**.

NOTARY PUBLIC

My commission expires: 1-9-2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018