WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/28/17

(AFFIX SEAL)

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-TN-14-2309

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)
Shakira King and Charlie King, Jr.	Guaranty Trust Company	
(NAME) **2309 11th Avenue North**	(NAME) 316 Robert Rose Drive	**08103015300**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Murfreesboro, TN 37129	
(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 **GINA ALLEN, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAKIRA KING AND CHARLIE KING, JR., WIFE AND HUSBAND,** 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. 43, on the Plan of Subdivision of Lot No. 37 of Owen's Buena Vista Plan, of record in Book 1, Page 84, of the Chancery Court and Book 57, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gina M. Rinaldi, an unmarried woman by Warranty Deed from Mark A. Wright and wife, Belinda R. Wright, recorded on the 22nd day of May, 2007 in Instrument No. 20070522-0060786, in the Register's Office of Davidson County, Tennessee.

Gina M. Rinaldi having since married and is now known as Gina Allen. Random Q. Allen joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENAVISTA, as recorded in Plat Book 1, Page(s) 84, in the Chancery Court and Plat Book 57, Page 26, in the Register's Office.
- Agreement for Dedication of Easement as set forth in instrument recorded in Book 6826, Page 297.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 11th Avenue North, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20140095910 DEEDWARR
Recvd: 12/23/14 10:47 2 pgs
Fees:13.00 Taxes:481.00
20141223-0117286

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2014.

Gina Allen

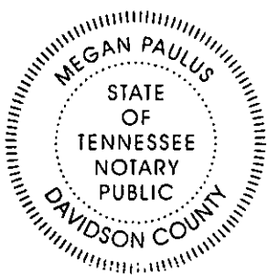
Random Q. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINA ALLEN, AND RANDOM Q. ALLEN the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212