27594-8 return to: Attorneys Title Company, Inc. Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32579-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 20th day of August, 2015. Notary Public 5-8-18 My Commission Expires:

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joshua I. King, Khadijah W. King 700 Settlers Court Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Map and Parcel No.: 126 15 0 A 144 00CO

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, **Nathaniel J. Coleman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua I. King and Khadijah W. King, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 Settlers Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Jean Auzenne, spouse of Nathaniel J. Coleman, joins in the execution of this instrument to convey her marital interest in said property.

BILL GARRETT, Davidson County
Trans:T20150071207 DEEDWARR
Recvd: 08/24/15 08:54 3 pgs
Fees:18.00 Taxes:906.50

20150824-0084956

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2015.

Nathaniel J. Coleman
BY: Gerald G. Patterson, Attorney-In-Fact

Jean Auzenne
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Nathaniel J. Coleman and Jean Auzenne and is authorized by the said Nathaniel J. Coleman and Jean Auzenne to execute this instrument on their behalf.

Witness my hand, at office, this ~~18th~~ 20th day of August, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Section Three Boone Trace at Biltmore, as of record in Plat Book 9700, page 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathaniel J. Coleman, unmarried by deed dated May 11, 2006 from Gregory Sims, married of record in Instrument No. 20060515-0056777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, have been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 7265, page 657, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Restated Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the PUD Boundary Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.