WARRANTY DEED

2015-339

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of September, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory O. King, Jr. 9360 Century Oak Dr Nashville, TN 37211	Franklin American Mortgage Company 501 Corporate Center Drive Suite 400 Franklin TN 37067	071.16-0-367.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Melanie Gooch**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gregory O. King, Jr.**, 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:

The land with all the buildings and improvements thereon, situated at 1311 North 6th Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 26 on the Plan of Tom Joy Subdivision, as of record in Book 3600, pages 47, Register's Office for Davidson County, Tennessee. Map and parcel 071160367.

Being the same property conveyed to Melanie Gooch, a single person from Martha Godwin, a single person by Quit Claim Deed dated November 3, 2011 and recorded January 30, 2012 in Instrument No. 201201300007986, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1311 North 6th Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20150086184 DEEDWARR
Recvd: 10/09/15 09:51 2 pgs
Fees:13.00 Taxes:518.00
20151009-0103048

Witness my/our hand(s) this 28th day of September, 2015

Melanie Gooch

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Melanie Gooch, the bargainor(s), 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 at Williamson, Tennessee, this 28th day of September, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY