BILL GARRETT, Davidson County
Trans:T20160009232 DEEDWARR
Recvd: 02/03/16 09:37 2 pgs
Fees:13.00 Taxes:2035.00
20160203-0010407

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Lynn H. King
Affiant

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 29th day of January, 2016.

Edie Sutherland
Notary Public:

My Commission Expires: 10/24/17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Alton Sidney King, Jr. and Lynn Howell King 924 Emilee Point Gallatin, TN 37066	New Owner	083-05-0-299.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Sidney King and wife, Claire N. King**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alton Sidney King, Jr. and wife, Lynn Howell King**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of F.O. Beasley's Addition to East Nashville, Block "B", of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Matthew Sidney King and wife, Claire N. King, by Warranty Deed from Sandra Jo Wilson, an unmarried person, dated 3/29/04 and recorded 4/6/04 in Instrument No. 20040406-0038917, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1306 Stratton Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the

lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of January, 2016.

Matthew Sidney King

Claire N. King

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Matthew Sidney King and Claire N. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of January, 2016.

Commission Expires: 10/24/2017

Notary Public: Edie Sutherland

