THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411644** BILL GARRETT, Davidson County Trans:T20170045440 DEEDWARR Recvd: 05/30/17 10:14 2 pgs Fees:13.00 Taxes:1820.40 20170530-0053193	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2017. Notary Public My Commission Expires: 4/6/21 LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Austin King and Lauren King 5307 GENERAL FORREST CT Nashville TN 37215-5205	Send Tax Bills To: Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 14513002200

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, **Bobby Jacob Tallent and Ann Greathouse Tallent, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin King and Lauren King, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, Pages 65 and 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Jacob Tallent and wife, Ann Greathouse Tallent by Warranty Deed from Susan Carol Schatz, Executor of the Estate of Karl Gehlmann, deceased, recorded on the 20th day of October, 2009 in Instrument No. 20091020-0096974, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 9, as recorded in Plat Book 3700, Page(s) 65 and 66.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4016, Page 632.

Agreement for Dedication of Easement as set forth in Instrument recorded in Book 7487, Page 596.

This is improved property located at 5307 GENERAL FORREST CT Nashville TN 37215-5205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2017.

Bobby Jacob Tallent by Josh Anderson atty in fact
Bobby Jacob Tallent
By: Josh Anderson, Attorney in Fact

Ann Greathouse Tallent by Josh Anderson atty in fact
Ann Greathouse Tallent
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson with whom I am personally acquainted, 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 Bobby Jacob Tallent and Ann Greathouse Tallent, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of May 2017.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018