BILL GARRETT, Davidson County
Trans:T20170060958 DEEDQC
Recvd: 07/17/17 15:15 3 pgs
Fees:17.00 Taxes:0.00
20170717-0071808

Prepared By:
Khadijah King
700 Settlers Ct
Nashville, Tennessee 37221

After Recording Return To:
Joshua King
700 Settlers Ct
Nashville, Tennessee 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Joshua King, Affiant
Subscribed and sworn before me this the
17 Day of July, 2017.
A. Goodner, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 4/7/17 THE GRANTOR(S),

- Khadijah King, a married person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

New owner for Bill

Joshua King, a single person, residing at 700 Settlers Ct, Nashville, Davison County, Tennessee 37221
the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

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

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Not a Sale

Tax Parcel Number: 126 15 0A 144.00

Current Source of Title #20150824-0084956

LYNN E. CADABRA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

Grantor Signatures:

DATED: 4/7/17

Khadijah King

Khadijah King
700 Settlers Ct
Nashville, Tennessee, 37221

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7th day of April, 2017, before me personally appeared Khadijah King, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Lynn E Cadabra
Notary Public

Notary Public
Title (and Rank)

My commission expires 03/10/2019

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Joshua King
Affiant
Affiant's Name: Joshua King

LYNN E. CADABRA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

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.