ADDRESS NEW OWNER: Benjamin King
3607 Rainbow Place
Nashville, TN 37204

SEND TAX BILL TO: Franklin Synergy Bank
722 Columbia Ave.
Franklin, TN 37064

MAP-PARCEL NOS. 11814007800

Bill Garrett Davidson County
Batch# 337 DEEDWARR
09/12/2017 10:40:55 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20170912-0093240

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William H. King, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin King, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being all of Lot No. 26 and the southerly 37 feet front and 39.8 feet rear of Lot No. 25 and the northerly 6 inch front and 9 inch rear of Lot No. 27 on the Plan of Marengo Park, Section "C" as of record in Book 1130, Page 21, Register's Office for said County.

Said Lot No. 26 and parts of Lots Nos. 25 and 27 front together 109.5 feet on the westerly side of Rainbow Road and run back 213.25 feet, more or less, on the northerly line and 201 feet, more or less, on the southerly line to a dead line, measuring 105.5 feet thereon.

Being the same property conveyed to William H. King and wife, Alice W. King, from Meachem D. Clark and wife, Ruth Neal Clark, by Warranty Deed recorded on January 3, 1973, in Book 4669, Page 347, Register's Office for Davidson County, Tennessee. The said Alice W. King died on November 12, 2013, leaving William H. King as the sole surviving tenant by the entirety.

This is property with a common address of 3607 Rainbow Place, Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of September 2017.

William H. King

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William H. King, married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of September 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $490,000.00.

Affiant

Subscribed and sworn before me this 11th day of September 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1708K219