Bill Garrett Davidson County
Batch# 27342 DEEDWARR
11/17/2017 11:10:50 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20171117-0118262

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly A. Rush & Forrest H. King, III 8289 Boone Trace Nashville TN 37221	Farmington Mortgage 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	126150B 303.00CO

THIS INDENTURE, made this 7th day of November, 2017 between

Forrest H. King, Jr., an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kimberly A. Rush and Forrest H. King, III, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Four, Lexington Point, of record is Instrument No. 20070612-0070407, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Forrest H. King, Jr. and wife, Emily B. King by Warranty Deed dated 6/7/07 from James Worth Pickard and wife, Amy Clements Pickard of record in Instrument No. 20070612-0070407, Register's Office for Davidson County, Tennessee. Emily B. King now being deceased, having died on 4/2/15.

This is (X) improved ( ) unimproved property known as: 8289 Boone Trace, Nashville TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Forrest H. King, Jr. by Keene W. Bartley
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2017, before me personally appeared Keene W. Bartley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Forrest H. King, Jr., and who acknowledged that he executed the same as the free act and deed of Forrest H. King, Jr.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of November, 2017.

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

Notary Public My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $249,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of November, 2017.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County