WARRANTY DEED

Bill Garrett Davidson County
Batch# 97701 DEEDWARR
05/29/2018 02:39:13 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180529-0051046

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Affiant

Subscribed and sworn to me on 05/23/18.

NOTARY PUBLIC
My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher A. Cann 406 Rosebank Avenue Nashville, TN 37206	New Owner	08304019900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey C. King and wife, Tammy R. King, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Christopher A. Cann, hereinafter called "**GRANTEE**," his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 52 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEGINNING IN THE CENTER OF ROSEBANK AVENUE, FORMERLY DIVISION STREET, AT A POINT 254.75 FEET EAST OF THE CENTER LINE OF JOHNSON STREET; THENCE, WITH SAID AVENUE, EASTWARDLY 55.0 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE STEGALL AND WIFE, BY DEED FROM LEGRAFF AND WIFE, OF RECORD IN BOOK 1274, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, IN A NORTHERLY DIRECTION ALONG SAID STEGALL'S WEST LINE, 182.0 FEET TO A POINT; THENCE, WESTWARDLY 55.0 FEET TO A POINT; THENCE, SOUTHWARDLY 182.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY C. KING AND WIFE, TAMMY R. KING FROM STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON - ACC #075797, BY WARRANTY DEED RECORDED ON NOVEMBER 07, 2007 IN INSTRUMENT NO. 20071107-0131501, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 406 Rosebank Avenue, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful

claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 05/23/18.

Jeffrey C. King

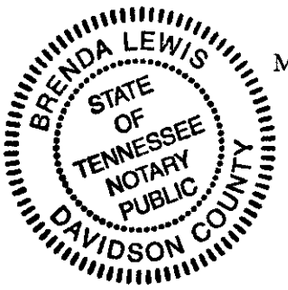
Tammy R. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/23/18, before me personally appeared Jeffrey C. King and Tammy R. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/23/18.

NOTARY PUBLIC



My Commission Expires: 11-8-2021