Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2001.

Angela M Pate
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires 2-19-2002

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Comany, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie L. Turner	**AmSouth Bank**	**165-13-O-A-190**
(NAME)	(NAME)	
4100 Pepperwood Drive	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Ellen Wearne sole heir of Jane D. Simons, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie L. Turner and Timmie E. Burlison, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Section 8, Peppertree Forest, P.U.D., of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jane D. Simons by deed of record in Book 9443, Page 452, Register's Office for Davidson County, Tennessee. See ~~attached~~ Affidavit of Heirship. (# 20010511-0048936)

The said Jane D. Simons having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4100 Pepperwood Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Davidson County DEEDWARR
Recvd: 05/11/01 09:42 2pgs
Fees:11.00 Taxes:327.45
20010511-0048937

Witness **my/our hand(s)** this **27th day of April, 2001**.

Mary E. Wearne

Mary E. Wearne

State of Tennessee

County of Tennessee

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Wearne the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of April, 2001.

Commission expires:

Notary Public

NOTARY PUBLIC
AT
LARGE

My Commission Expires 5-10-2002