Reacts 4884

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00.

JAY H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of August, 2002.

Notary Public

My Commission Expires: 5-28-06

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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Davidson County DEEDWARR
Recvd: 08/15/02 12:47 2pgs
Fees:13.00 Taxes:497.65
20020815-0098959

ADDRESS NEW OWNER(S) AS FOLLOWS:
Arthur C. Turner and Desiree A. Willabus-Turner
917 Split Oak Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 149-020-087.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan A. Williams, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Arthur C. Turner and Desiree A. Willabus-Turner, husband and wife** hereinafter referred to as 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. 68 on the Plan of Oakwood Subdivision, Phase II, Section I, A Planned Unit Development, as of record in Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan A. Williams, an unmarried woman, by Warranty Deed from Barbee J. Gosney Uselton, married, of record in Book 10293, page 890, Register's Office for Davidson County, Tennessee, dated December 16, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at in Book 7981, Page 478, Book 8038, page 838, Book 8191, Page 323, Book 8191, Page 324, Book 8313, Page 17, Book 9237, Page

1,Book 9781, Page 987, Book 5612, Page 255 and Book 10650, Page 785, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Plat Book 9781, Page 991, Book 10658, Page 591, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 7954, Page 508, Book 7981, Page 474, Book 8013, Page 624, Register's Office for Davidson County, Tennessee.

By-Laws of record in Plat Book 7981, Page 519, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 917 Split Oak Drive, Antioch, TN 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 9th day of August, 2002.

Susan A. Williams

**Súsan A. Williams**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan A. Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

05928-BW