WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3354 Perimeter Hill Drive, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Bell	Bobby Bell	133-12-56
(NAME)	(NAME)	
403 Tampa Drive	403 Tampa Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/13/04 15:39 2pgs
Fees:13.00 Taxes:392.20

20040913-0110454

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, Joseph Roy Turner Jr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Bell, 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:

Being Lot No. 71 on the Plan of Windsor Park, as of record in Book 3600, page 64, described as follows:
Beginning at a point in the westerly margin of Tampa Drive, the common front corners of Lots Nos. 70 and 71 in said plan; thence with the dividing line between said two lots, westwardly 101.89 feet to a point; thence continuing westwardly 14.65 feet to a concrete monument; thence north-westwardly 90.93 feet to a point; thence eastwardly along the dividing line between Lots Nos. 71 and 72 in said plan, 170.49 feet to a concrete monument in the westerly margin of Tampa Drive; the common front corners of Lots Nos. 71 and 72; thence southwardly 73 feet to the point of beginning.

Being the same property conveyed to Robert M. Smothermon and wife Hattie Smothermon by deed from Charles Edward Walker and wife Sandra Walker of record in Book 4508, Page 62. Robert M. Smothermon having predeceased Hattie Smothermon. By will of Hattie Smothermon probated in file #01-E-149 Haywood County North Carolina and recorded in Instrument No. 20031001-0144739 Register's Office Davidson County Tennessee the property was devised to Joseph Roy Turner, Jr.

This instrument is executed on behalf of Joseph Roy Turner, Jr. by Kimberly Gregg Turner Mathis as his Attorney In Fact pursuant to recorded Power of Attorney of record in Book 433, Page 419 and re-recorded in Book 437, Page 1237, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 403 Tampa Drive, Nashville, TN 37211

(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.

Witness my hand this 1st day of September, 2004.

Kimberly Gregg Turner Mathis by/for
Joseph Roy Turner attorney in fact

Joseph Roy Turner Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of September, 2004, before me personally appeared Kimberly Gregg Turner Mathis, the person who executed the foregoing instrument on behalf of Joseph Roy Turner, Jr. and who acknowledged that she executed the same as the free act and deed of the said Joseph Roy Turner, Jr., through Power of Attorney granted her by the said Joseph Roy Turner, Jr.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September, 2004.

Commission expires: ~~May 28, 2006~~

Notary Public

JUDITH K. SPATH NOTARY PUBLIC MCDOWELL COUNTY, NC

MY COMMISSION EXPIRES 4-7-08

RETURN TO: 1671

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214