WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Debbie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Darlene Street
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 11/29/04 08:29 2pgs
Fees:13.00 Taxes:351.50
20041129-0141163

H-1917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Turner	New Owner	162-03-0 155.00
(NAME) 321 Bart Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, Robert Mack Roney, unmarried, and Peter R. Morris, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Turner and wife, Irene W. Turner and Wanda G. Sory, married, as joint tenants in common with right of survivorship, 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. 277 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Mack Roney and Peter R. Morris, by Warranty Deed from Michelle Lynn Warner Duncan and John David Proctor, heirs of the estate of Mary Katherine Warner Holton Proctor a/k/a Mary Katherine Warner and Mary Katherine Warner Holton, dated December 5, 2002, of record in Instrument No. 20021206-0150929, Register's Office for Davidson County, Tennessee.

Charles D. Simms executes this instrument on behalf of Peter R. Morris pursuant to Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 321 Bart 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.

Witness our hands this.

Robert Mack Roney

Peter R. Morris
by Charles D. Simms A.I.F.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Mack Roney, an unmarried man, the bargainor(s), with whom I am personally acquainted for 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 Brentwood, Tennessee, this 19th day of November, 2004.

Commission Expires: 11-25-07

Darlene Short
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Charles D. Simms, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Peter R. Morris, an unmarried man,, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Peter R. Morris, an unmarried man. Witness my hand and Notarial Seal this 19th day of November, 2004.

*Simms

Darlene Short
Notary Public

My Commission Expires: 11-25-07

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072