Davidson County DEEDWARR
Recvd: 05/23/06 12:15 2 pgs
Fees:13.00 Taxes:525.40

20060523-0060487

File No. 260401741

WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

06TJ01595

After Recording Return to
Nations Title Agency Inc
2528 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Turner	Timothy Turner	108-15-0-A 009.00CO
(NAME) 705 Woodcraft Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Johnny D. Smith and wife, Joanne D. Smith, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Turner and wife, Janet Turner, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of Percy Woods Subdivision (Revision of Cheswicke Park P.U.D.) as of record in Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny D. Smith and Joanne D. Smith by deed from Secretary of Veterans Affairs of record in Instrument No. 20010622006380, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 384, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5984, Page 264, Book 6020, Page 270, Book 6097, Page 11, Book 6132, Page 221, Book 6353, Page 307, Book 6560, Page 667, and Book 10420, Page 228, Register's Office of said County.
Easements of record in Book 6147, Page 885, and Book 6071, Page 482.

Deeds to Metro Airport Authority of record in Book 10099, Page 611 and Book 10101, Page 613.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 705 Woodcraft Drive, Nashville, TN 37214
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hand(s) this 8th day of May, 2006

Johnny D. Smith

Johnny D. Smith

By: Benton C Forkum

Benton C. Forkum, His Attorney in Fact

Joanne D. Smith

Johnny D. Smith

By: Benton C Forkum

Benton C. Forkum, Her Attorney in Fact

STATE OF TN

COUNTY OF WILSON

20060523006048[illegible]

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Benton C. Forkum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Book [illegible], Page _____, Registers Office for Davidson County, TN, the **Attorney-in-Fact** of Johnny D. Smith (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/8/06.

My Commission Expires:.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jessica Talbott, Notary Public.

My Commission Expires MAY 24, 2008

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Benton C. Forkum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Book [illegible], Page _____, Registers Office for Davidson County, TN, the **Attorney-in-Fact** of Joanne D. Smith (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/8/06.

My Commission Expires:.

Jessica Talbott, Notary Public.

20060523006048[illegible]

File Number: 260401741

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008