**Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/06 09:55 2 pgs
Fees:13.00 Taxes:517.63

20060526-0062118

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th **DAY OF** May, **2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY WAYNE TURNER	Ohio Savings Bank, ISAOA	**95-2-5**
(NAME) **571 GAGE COURT**	(NAME) 1801 East Ninth St., Suite 200	
(ADDRESS) **FOLSOM, CA** ~~xxxxx~~ 95630	(ADDRESS) Cleveland, OH 44114 Attn: Mortgage Loan Serv. Dept.	
(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, **ERIC SOX**, **married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY WAYNE TURNER, a single person**, 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. 76 ON THE PLAN OF DONELSON HILLS, OF RECORD IN BOOK 2331, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 76 FRONTS 100 FEET ON THE NORTHERLY MARGIN OF GUARANTY DRIVE AND EXTENDS BACK 176.9 FEET ON THE EASTERLY LINE AND 178 FEET ON THE WESTERLY LINE TO A DEAD IN THE REAR, MEASURING 52.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ERIC SOX BY DEED FROM BRIAN J. BRUMBACK, CO-TRUSTEE OF RECORD IN INSTRUMENT NO. 20060206-0014300 DATED JANUARY 30, 2006 AND RECORDED ON FEBRUARY 6, 2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as **2136 GUARANTY 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 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 25 **day of** May, **2006.**

ERIC SOX

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ERIC SOX, married** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed

Witness my hand and official seal at **Nashville**, Tennessee this 25 **day of** May **2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008