RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Return to: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,850.00.

Gayla C Hendrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2006.

Jai Kehew
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather H. Kagin, an unmarried woman	Mortgage Lenders of America, LLC	
(NAME) 1827 Biltmore St. NW	(NAME) 8400 W. 110th St., Suite 500	Map 081-16
(ADDRESS) Washington, DC 20009	(ADDRESS) Overland Park, KS 66210	Parcel 590.00
(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, **KHIRA J. TURNER AND TORI G. TURNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HEATHER H. KAGIN, AN UNMARRIED WOMAN**, 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 14, as shown on the map entitled B.W. Halls Addition, of record in Book 17, Page 261, 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 The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee recorded June 26, 2003, of record in Instrument No. 20030626-0088321, said Register's Office. Being the same property conveyed to Metropolitan Development & Housing Agency from The Metropolitan Government of Nashville and Davidson County, Tennessee by Quitclaim Deed dated March 9, 2005, recorded March 23, 2005, of record in Instrument No. 20050323-0031632, and re-recorded May 26, 2005 to add property description, as Instrument No. 20050526-0059681, said Register's Office. Being the same property conveyed to Khira Turner from Metropolitan Development & Housing Agency by Warranty Deed dated December 8, 2005, recorded December 12, 2005, of record in Instrument No. 20051212-0149167, said Register's Office. Being the same property conveyed to Khira J. Turner, unmarried, and Tori G. Turner, unmarried, as Joint Tenants with Right of Survivorship from Thomas E. Stewart, Trustee, by Quitclaim Deed dated March 20, 2006, recorded March 24, 2006, of record in Instrument No. 200603240033702, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 07/06/06 13:37 2 pgs
Fees:13.00 Taxes:835.65

20060706-0081054

unimproved ☐
This is improved ☒ property, known as 1009 Warren Street, Nashville, TN 37208

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 30th day of June, 2006.

Tori G. Turner by Khira J. Turner, her attorney in fact

Khira J. Turner

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 Khira J. Turner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of June, 2006.

Commission expires: 6/26/07

Notary Public

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 Tori G. Turner by Khira J. Turner, her attorney in fact which is of record in instrument No. _____, Register of Deeds, Davidson County, Tennessee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of June, 2006.

Commission expires: 6/26/07

Notary Public