Davidson County DEEDWARR
Recvd: 03/08/07 11:59 2 pgs
Fees:13.00 Taxes:560.55

20070308-0028777

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $151,500.00

Affiant

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

Subscribed and sworn to before me, this 28th day of February, 2007.

Notary Public
My commission expires: 7/25/09

BOX 13
12938

02-0702-45319

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sally ~~Merilynn~~ Foster 3345 Harpeth Springs Drive Nashville TN 37221	New Owner	141-06-0-D-111.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie J. Grantham, now Stephanie J. Grantham–Turner, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sally ~~Merilynn~~ Foster, Unmarried hereinafter called the Grantees, their successors 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 Unit No. 111, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie J. Grantham by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated August 27, 2004, recorded September 7, 2004, of record in Instrument No. 20040907-0107714, Register's Office for Davidson County, Tennessee. Stephanie J. Grantham is now known as Stephanie J. Grantham-Turner, having married Michael Turner. Michael Turner, spouse of Stephanie J. Grantham-Turner, joins in this instrument to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3345 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of February, 2007.

Stephanie J. Grantham-Turner Michael Turner

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie J. Grantham-Turner and Michael Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON