THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060154** BOX 50-B ~~PREPARED~~ BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,900.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2007. Notary Public My Commission Expires: 1-26-09

WARRANTY DEED

Address New Owner: [redacted] William Mudd 909 Magnolia Court West Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ TAYLOR Dean + Whitaker 1417 N. MAGNOLIA LN OCALA, FL 34475	Tax Information: Tax Parcel ID No. 142110B00600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Schafer Turner and husband, Larry D. Turner Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to [redacted] **William Mudd,** [redacted], ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, ON THE FINAL PLAT OF MAGNOLIA PLACE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO SARAH SCHAFER TURNER AND HUSBAND, LARRY D. TURNER, JR. BY WARRANTY DEED FROM R. TODD ESTEPP AND WIFE, MARY ESTEPP, RECORDED ON THE 23RD DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030623-0086307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 909 Magnolia Court West Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2007.

Sarah Schafer Turner

Larry D. Turner Jr.

Davidson County DEEDWARR
Recvd: 07/18/07 14:50 2 pgs
Fees:13.00 Taxes:887.63
20070718-0085605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Schafer Turner and Larry D. Turner Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY