Davidson County DEEDWARR
Recvd: 10/16/07 10:07 2 pgs
Fees:13.00 Taxes:769.60

20071016-0122487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Simeon L. Hearring	Flagstar Bank FSB	Parcel ID:
2828 Gaywinds Ct.	5151 Corporate Drive	06211002600
Nashville, TN 37214-1329	Troy, MI 48098	

FOR AND IN 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

Dianne Turner, unmarried and Nell C. Turner and husband, Henry F. Turner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Simeon L. Hearring and Nadia E. Hearring, husband and wife

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:

BEING Lot No. 205, on the Plan of Sutherland Heights, Section 5, of record in Book 2900, Page 1, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dianne Turner and Nell C. Turner by deed from Willie F. Neal and wife, Marie D. Neal, of record in Book 6601, Page 76, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2907, Page 175, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 1, said Register's Office; (3) Sewer and Drainage Easement of record in Book 8105, Page 284, said Register's Office.

The said Henry F. Turner joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of record in Instrument 20071016-0122480, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2828 Gaywinds Ct., Nashville, TN 37214-1329

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 12th day of October, 2007.

Dianne Turner

Nell C. Turner by Dianne Turner A/F
By: Dianne Turner, as Attorney-in-Fact

Henry F. Turner by Dianne Turner A/F
By: Dianne Turner, as Attorney-in-Fact

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Dianne Turner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2007.

My Commission Expires: 3/7/11

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, Dianne Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Nell C. Turner and husband, Henry F. Turner as their Attorney in Fact as the free act and deed of the within named Nell C. Turner and husband, Henry F. Turner.

Witness my hand and official seal at Nashville, Tennessee the 12th day of October, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.