This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ronald Turner
1008 Harpeth Valley Court
Nashville, Tennessee 37221

MORTGAGEE: Ronald Turner
1008 Harpeth Valley Court
Nashville, TN 37221

After Recording,
Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

SEND TAX BILL TO:
Mortgagee Ronald Turner
1008 Harpeth Valley Court
Nashville, TN 37221

MAP 127-12
GROUP
PARCEL 12

Davidson County DEEDWARR
Recvd: 10/24/07 09:31 2 pgs
Fees:13.00 Taxes:829.73
20071024-0125634

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Newton and wife, Brooke Newton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ronald Turner**, MARRIED hereinafter called the GRANTEE, his 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. 16 on the Plan of Resubdivision of Bellevue Manor, Lots 14, 15 and 16, of record in Plat Book 5190, page 129, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Newton and wife, Brooke Newton by deed from Terry R. Sears and wife, Patti C. Sears of record in Instrument no. 20040802-0092183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is **improved** property known as **1008 Harpeth Valley Court, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 31st day of **August, 2007.**

Jonathan Newton

Brooke Newton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonathan Newton and wife, Brooke Newton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2007.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $224,250.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2007.

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires March 20, 2010

NOTARY PUBLIC

My Commission Expires: 3-20-10

Prepared
This Instrument Prepared by:
Jason A Kron
1717Alliant Ave. #5
Louisville, KY 40299