THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***126,900.00.

Sue Turner
Affiant

Subscribed and sworn to before me this 13th day of December 2007.

Notary Public

My Commission Expires: 9/30/2009

Davidson County DEEDWARR
Recvd: 12/18/07 10:23 2 pgs
Fees:13.00 Taxes:469.53
20071218-0145076

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Scott Hollands<br>2869 Lyncrest Drive<br>Nashville, TN 37214 | Countrywide Bank FSB<br>801 Crescent Center Dr. #510<br>Franklin, Tennessee 37067 | MAP 096-13-0<br>PARCEL 120.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Six Thousand Nine Hundred and 00/100 Dollars ($***126,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Sue Turner, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Scott Hollands, unmarried, (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:

BEING Lot 12 on the Plan of Twin Lawn Subdivision, Section 2, of record in Plat Book 2854, Page 44, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Terry Jay Turner, unmarried, from Maxie O. Patton, III and Kenneth Jones by deed dated December 6, 1993 of record in Book 9187, Page 930, Register's Office for Davidson County, Tennessee; the said, Terry Jay Turner, having since died intestate on October 12, 2002 and survived by his mother, Sue Turner, as his sole heir at law and being the same property conveyed to Sue Turner, unmarried by Quitclaim Deed dated August 15, 2005 from David Kennedy, Jr., Trustee, of record as Instrument No. 20051104-0133578, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2869 Lyncrest Drive, Nashville, Tennessee 37214.

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.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Twin Lawn Subdivision of record in Book 2854, Page 44, in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and bind herself and her heirs and representatives, 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of December 2007.

Sue Turner

Sue 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 Sue Turner, the bargainor, 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 this 13th day of December 2007.

Mitchell A. Watts

Notary Public

My Commission Expires: 9/30/2009

