File No. 280101357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/08 09:43 2 pgs
Fees:13.00 Taxes:499.50

20080220-0016430

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

A. Michelle Waldrep
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 11/22/09
(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Michelle Waldrep	J P MORGAN CHASE BANK	062-02-0A-336.00CO
(NAME)	(NAME)	
3120 Barksdale Harbor Drive	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Christopher Turner, unmarriedHEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Michelle Waldrep, unmarried, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 308 on the Final Plat of River Trace Estates, Phase 2, Section 6, as shown on Plat of record in Instrument No. 20010105-0058138 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher L. Turner by Deed dated 9/27/2002 from Cain Properties, Inc. of record in Instrument No. 20020927-0118223, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20010605-0058138, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6851, Page 370, and Book 6892, Page 747, Register's Office of said County.

By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Subject to Grant and Indemnity Agreement to Electric Power Board of record in Book 7030, Page 798, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 3959, Page 595 and Book 1163, Page 341, Register's Office for said County.

Christopher L. Turner and Christopher Turner being one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3120 Barksdale Harbor Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 15th day of February, 2008.

Christopher Turner

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher Turner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of February, 2008.

My Commission Expires:

Notary Public

Witness my hand at office this 15th day of February, 2008.

Commission expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280101357

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122