Davidson County DEEDWARR
Recvd: 05/19/08 13:46 2 pgs
Fees:13.00 Taxes:1341.25

20080519-0051246

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-24-10
(AFFIX SEAL)

WARRANTY DEED

G-VRE-08-6432

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvette K. Sebelist	Guaranty Trust Inc.	
6432 Fleetwood Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro, TN 37129	102-8-102
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMMETT H. TURNER AND WIFE, PATRICIA G. TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YVETTE K. SEBELIST, hereinafter called the Grantee(s), their heirs and assigns, that 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. 299 ON THE PLAN OF HORTON HEIGHTS SECTION H, OF RECORD IN BOOK 3600, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EMMETT H. TURNER AND WIFE, PATRICIA G. TURNER BY WARRANTY DEED FROM DOUGLAS F. FORIEST AND WIFE FLORENCE E. FORIEST, RECORDED ON THE 2ND DAY OF JULY, 1985 IN BOOK 6596, PAGE 991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6432 Fleetwood Drive, Nashville, Tennessee 37209
(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), their 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), 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 my/our hand(s) this 12th day of May, 2008.

Emmett H. Turner

Patricia G. Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emmett H. Turner and Patricia G. Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903