WARRANTY DEED

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Alice J Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-20-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Ford	New Owner	086140B00400CO
(NAME)	(NAME)	
3004 Lake Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Debbie Dawn Turner and husband, Michael Turner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian J. Ford and Rikki D. Wichman, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision Final Plat Lots 1-4 Fleetwood Subdivision of record in Book 7900, Page 318, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debbie Dawn Turner and husband Michael Turner, by deed of record in Instrument No. 20061229-0161003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Michael Turner by Debbie Dawn Turner as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080528-0054309, in the Register's Office for Davidson County, Tennessee. Michael Turner being one and the same as James Michael Turner.

unimproved ☐

This is improved ☒ property, known as 3004 Lake Drive, Hermitage, TN 37076

(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 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.

Davidson County DEEDWARR
Recvd: 05/28/08 13:36 2 pgs
Fees:13.00 Taxes:566.10

20080528-0054310

Witness our hands this 19th day of May, 2008.

x Debbie Dawn Turner
Debbie Dawn Turner

x Michael Turner by Debbie Dawn Turner
Michael Turner by Debbie Dawn Turner, his attorney in fact
his attorney in fact

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 Debbie Dawn 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 purpose therein contained.

On this the 19th day of May, 2008, before me personally appeared Debbie Dawn Turner, the person who executed the foregoing instrument on behalf of Michael Turner and who acknowledged that she executed the same as the free act and deed of the said Michael Turner, through Power of Attorney granted she by the said Michael Turner.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2008.

Commission expires:

LaTrece McAdoo
Notary Public



Return to:

SIDWELL, BARRETT & WELCH, P.C
121 1st Avenue South, Suite 200
Franklin, TN 37064