| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF **July, 2008**<br>Notary Public<br>MY COMMISSION EXPIRES: 7.19.08<br>(AFFIX SEAL) |
|---|---|

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

# WARRANTY DEED

*This Instrument Prepared By:*

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Russel D. Hiller, Trustee** | **SAME** | **11611006800** |
| (NAME)<br>**319 Walnut Drive** | (NAME) | Davidson County DEEDWARR<br>Recvd: 07/18/08 15:06 2 pgs<br>Fees:13.00 Taxes:4347.50 |
| (ADDRESS)<br>**Nashville,TN 37205** | (ADDRESS) | 20080718-0074062 |
| (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, **H. Calister Turner, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russel D. Hiller, Trustee,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF BARTHOLOMEW Subdivision, as shown on plat of record in Plat Book 6250, Page 478, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to H. Calister Turner, III by Warranty Deed from Melville M. Barnes Jr. and spouse, Christine F. Barnes, recorded on the 29th day of September, 2006 in Instrument No. 20060929-0120855, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **319 Walnut Drive, Nashville, TN 37205**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **July, 2008**.

H. Calister Turner, III

H. Calister Turner III by Taryn K Anderson AIF

BY: Taryn Keum Anderson, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Taryn Keum Anderson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of H. Calister Turner, III, and who acknowledged that he/she executed the same as the free act and deed of the said H. Calister Turner, III, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office..

20080718-0074061

Witness my hand and official seal this 3rd day of July, 2008.

Kelly Ann Callaghan
NOTARY

My Commission Expires: 7.19.08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008