WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2008.

Kathy Snyder
Notary Public

MY COMMISSION EXPIRES: May 22, 2010 (AFFIX SEAL)

KATHY SNYDER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Turner	SunTrust Mortgage, Inc.	Map 104-11
(NAME) 2610 Essex Place	(NAME) 401 Commerce Street	Parcel 241
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	
(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, **JOSEPH C. SHERRILL, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. TURNER AND WIFE, JILL R. TURNER,** 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. 85 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph C. Sherrill, an unmarried person, by deed dated September 27, 2004 from Laura A. Flower and Jane D. Flower of record in Instrument #20041006-0120235, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 7, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/22/08 10:33 2 pgs
Fees:13.00 Taxes:1028.60
20080822-0086471

unimproved ☐

This is improved ☒ property, known as 2610 Essex Place, Nashville, Tennessee 37212
(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.

Witness my hand this 21st day of August, 2008.

Joseph C. Sherrill by Ginger Sherrill AIF

Joseph C. Sherrill By Ginger Sherrill, his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2008, before me personally appeared Ginger Sherill, to me known to be the person who executed the foregoing instrument on behalf of Joseph C. Sherrill and acknowledged that she executed the same as the free act and deed of Joseph C. Sherrill.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2008.

Commission expires:

Amy Adams Gowan
Notary Public



My Commission Expires NOV. 22, 2010