RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

When recorded, please return to
Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet TN 37122

Davidson County DEEDWARR
Recvd: 09/19/08 09:09 2 pg
Fees:13.00 Taxes:654.90

20080919-0095532

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 06/23/2010
(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn D. Cothran and Beverly A. Cothran	**BANK OF AMERICA**	MAP 98.05-O
(NAME) 5712 Chestnutwood Trail	(NAME) 9 9000 Southside Blvd.	GROUP A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Jacksonville, FL 32256	PARCEL 111.00
(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, **DONALD E. TURNER, MARRIED****, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GLENN D. COTHRAN AND WIFE, BEVERLY A. COTHRAN**, 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: **SANDRA TURNER JOINS IN THIS CONVEYANCE TO TRANSFER AND CONVEY ANY MARITAL RIGHTS THAT SHE MAY HAVE IN SAID PROPERTY.**

Being Lot No. 94, on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, Page 2, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Turner, married, by Deed from Donnie F. Sanders and wife, Deborah A. Sanders, dated September 12, 2003, filed for record on September 16, 2003, of record in Instrument Number 200309160135916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5712 Chestnutwood Trail, Hermitage, TN 37076

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 our hands this 18th day of September, 2008.

Donald E. Turner

Sandra Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee on this 18th day of September, 2008.

My Commission expires:



Notary Public