THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28006-08-2008** **Record & Return To:** **Anchor Title** **124 12th Avenue South** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,600.00. Angie McDonald Affiant Subscribed and sworn to before me this 29th day of September, 2008. April G. Nichols Notary Public My Commission Expires: 6.12.11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kristie Holliman 7862 Rainey Drive Antioch, TN 37013	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 182060A045.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine W. Turner and husband, Kenneth R. Turner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristie Holliman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7862 Rainey Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2008.

Katherine W. Turner by Carolyn D. Akins, attorney in fact
Katherine W. Turner
by Carolyn D. Akins, Attorney-in-Fact

Kenneth R. Turner by Carolyn D. Akins, attorney in fact
Kenneth R. Turner
by Carolyn D. Akins, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Carolyn D. Akins**, 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 on behalf of **Katherine W. Turner** and **Kenneth R. Turner** as their Attorney-In-Fact, as the free act and deed of the within named **Katherine W. Turner** and **Kenneth R. Turner**.

Witness my hand, at office, this 29th day of September, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/01/08 12:01 2 pgs
Fees:13.00 Taxes:594.22
20081001-0099632

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 45 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Instrument No. 20011023-0155382, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katherine W. Turner and Kenneth R. Turner, wife and husband by Warranty Deed dated April 30, 2004 from Crestmark Homes, LLC of record in Instrument No. 20040511-0053549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
3. All matters appearing n the Plan of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
4. HOA Charter of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
5. Easements of record in Instrument No. 20010306-0021333, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.