BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 11:11 2 pgs
Fees:13.00 Taxes:887.63
20081021-0105506

State of Tennessee)
County of Davidson)

G#21575-2

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00.**

Melissa A. Venable
Affiant

Subscribed and sworn to before me, this the 17th day of October, 2008.

JENNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My commission expires: 10/17/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MELISSA A. VENABLE and ANTHONY S. VENABLE, JR.	**SYNOVUS MORTGAGE CORP.**	**Map 076-09-0-A Parcel 012.00co**
828 Chandler Grove Drive	**2204 Lakeshore Drive, Suite 325**	
Hermitage, TN 37076	**Birmingham, AL 35209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERIMY D. TURMAN and wife, ELIZABETH A. CARRON TURMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA A. VENABLE and ANTHONY S. VENABLE, JR., wife and husband

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. 12 on the Final Plat of Chandler Grove, a Planned Unit Development, as of record in Book 7900, Page 796, and amended in Book 7900, Page 802, and Surveyor's Certificate of Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jerimy D. Turman and wife, Elizabeth A. Carron Turman, by Warranty Deed dated April 27, 2006, from Kevin D. Owen and wife, Lezlee M. Owen, of record in Instrument No. 20060503-0051567, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9480, Page 4, said Register's Office; By-Laws of record in Book 9480, Page 16, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed on behalf of Elizabeth A. Carron Turman, pursuant to a Power of Attorney executed by her on the 15th day of October, 2008, of record in Instrument No. 20081021-0105505 **, Register's Office for Davidson County, Tennessee.**

This is IMPROVED (__X__) unimproved (____) property, known as: **828 Chandler Grove Drive, 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 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/our hand(s) this **17th** day of **October, 2008.**

JERIMY D. TURMAN

ELIZABETH A. CARRON TURMAN

By: _____ Atty in fact
Jeremy D. Turman, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JERIMY D. TURMAN,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2008.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JERIMY D. TURMAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **ELIZABETH A. CARRON TURMAN,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **ELIZABETH A. CARRON TURMAN** for the purpose therein contained, by signing the name of **ELIZABETH A. CARRON TURMAN** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, **2008.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.