WARRANTY DEED

File Number: 70695

Davidson County DEEDWARR
Recvd: 05/20/09 15:17 3 pgs
Fees:18.00 Taxes:1091.50
20090520-0046536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: May 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Blair Leverone, Trustee of the Amended and Restated Kathleen Blair Leverone Revocable Trust dated February 9, 2009	Kathleen Blair Leverone, Trustee of the Amended and Restated Kathleen Blair Leverone Revocable Trust dated February 9, 2009	105-09-0-392.00
(NAME) 929 Acklen Avenue	(NAME) 929 Acklen Avenue	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, Rossi B. Turner, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Blair Leverone, Trustee of the Amended and Restated Kathleen Blair Leverone Revocable Trust dated February 9, 2009, 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:

929 Acklen Avenue, Nashville, TN 37203 **Map 105-09-0 Parcel 392.00**

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lot No. 41 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the southerly side of Acklen Avenue (formerly Prospect Avenue), and runs back between parallel lines 200 feet, more or less, to an alley.

Being the same property conveyed to Rossi B. Turner by Warranty Deed from The Estate of Julia Blackman Bennett, Minnie L. Gibbs and Helen Gibbs Workman, Co-Administrators, of record on December 12, 1989, in Record Book 7996, page 221, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 929 Acklen Avenue, Nashville, TN 37203

(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 13th day of May, 2009.

Rossi B. Turner

Sophie S. Madondo Turner

Sophie Madondo Turner

STATE OF TENNESSEE

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rossi B. Turner and Sophie Madondo Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

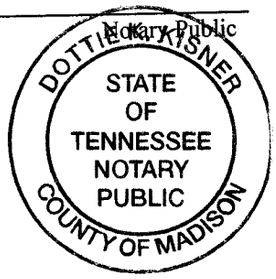
Witness my hand and official seal at Nashville, Tennessee this 13th day of May, 2009.

Dottie K Kisner

Notary Public

Commission expires:

MY COMMISSION EXPIRES AUGUST 22, 2011



Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012