WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20090041013 DEEDWARR
Recvd: 06/19/09 09:42 2 pgs
Fees:13.00 Taxes:111.00

20090619-0057178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

CHRISTINE A. LAND — NOTARY PUBLIC — STATE OF TENNESSEE — SUMNER COUNTY, TENN.

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
E. Mark Turner	New Owner	
(NAME)	(NAME)	83-1-66
5007 Timber Trail Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **RICKY HARGETT, EXECUTOR OF THE ESTATE OF LORENE F. MARTIN, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. MARK TURNER, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 THE WESTERLY HALF OF LOT NO. 23 AND THE EASTERLY HALF OF LOT NO. 24 ON THE MAP OF JONES AND BRADFORD'S SUBDIVISION IN THE OLD 18TH DISTRICT OF SAID COUNTY, AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS 23 AND 24 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF GREENWOOD AVENUE, FORMERLY EDGAR AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 154-1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARION MARTIN AND WIFE, LORENE FREEMAN MARTIN BY WARRANTY DEED FROM LAFFIE KNOWLES, AN UNMARRIED WOMAN, RECORDED ON THE 12TH DAY OF JULY, 1950 IN BOOK 1854, PAGE 571, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARION MARTIN HAVING PREDECEASED THE SAID LORENE FREEMAN MARTIN AND HER WILL OF RECORD IN DOCKET NO.07P-1773, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RICKY HARGETT, EXECUTOR OF THE ESTATE OF LORENE F. MARTIN BY ORDER OF THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, IS HEREBY DIRECTED TO SELL THE SUBJECT PROPERTY.

This conveyance is subject to (a) 2009 real property taxes and (b) Metro Codes Letter of record as Instrument No. 20090402-0029931, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1002 W. Greenwood Avenue, Nashville, TN 37206

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 17th day of June, 2009.

Ricky Hargett, Executor of the Estate of Lorene F. Martin, deceased

STATE OF ALABAMA
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Hargett, Executor, the bargainor, 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 Russellville, Alabama this 16th day of June, 2009.

Notary Public

LEAH C. DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires
11-8-10