39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090057331 DEEDWARR
Recvd: 08/21/09 11:08 2 pgs
Fees: 13.00 Taxes: 491.18
20090821-0078827

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,750.00.

Amy M Bellwood
Affiant

Subscribed and sworn to me on August 12, 2009.

NOTARY PUBLIC

My Commission Expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy M. Bellwood 1621 Hunters Branch Rd. Antioch, TN 37013	**Fifth Third Mortgage Co** ~~Amy M. Bellwood~~ ~~1621 Hunters Branch Rd~~ ~~Antioch, TN 37013~~ **5001 Kingsley Drive** **Cincinnati, OH 45227**	172-08-0A-133.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joey M. Turner and wife, Kimberly H. Turner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amy M. Bellwood, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 133 on the Plan of Section 2A, Hunters Branch, of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joey M. Turner and wife, Kimberly H. Turner, from Jospeh A. Caldwell and wife, Charlene S. Caldwell, by Warranty Deed dated September 25, 2002 and recorded in Instrument No. 20020926-0117234, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantee; and
2. The Plan of record in Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, showing an Owners Certificate, minimum building setback lines and easements; and
3. Declaration of Covenants, Conditions and Restrictions as contained of record in Book 6601, Page 7, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1621 Hunters Branch Road, Antioch, TN 37013.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on August 12, 2009.

Joey M. Turner

Kimberly H. Turner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 12, 2009, before me personally appeared Joey M. Turner and wife, Kimberly H. Turner to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 12, 2009.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE