BILL GARRETT, Davidson County
Trans: T20090059938 DEEDWARR
Recvd: 09/01/09 15:12 2 pgs
Fees: 13.00 Taxes: 381.10

20090901-0082117

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Danny Lee Groves

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF Aug, 2009.

Notary Public
MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Danny Lee Groves	New Owner	033-08-0/063.00
(NAME) 504 Janette Avenue	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, KENNETH W. TURNER, JR., UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY LEE GROVES, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 302 ON THE PLAN OF GATEWOOD, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

PLAT BOOK WAS INCORRECTLY STATED IN WARRANTY DEED AS PLAT BOOK 370. CORRECT PLAT BOOK IS 3700.

BEING THE SAME PROPERTY CONVEYED TO KENNETH W. TURNER, JR. BY WARRANTY DEED FROM MELVA JEAN CORBIT, RECORDED ON SEPTEMBER 1, 2005 IN INSTRUMENT NO. 20050901-0104720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 504 JANETTE AVENUE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27th day of Aug, 2009.

By Kenneth W. Turner Sr.
Kenneth W. Turner Jr. AIF
KENNETH W. TURNER, JR.
BY: KENNETH W. TURNER, SR. ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KENNETH W. TURNER, SR. AS ATTORNEY IN FACT FOR KENNETH W. TURNER, JR. with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of Aug, 2009.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY