File Box 30

State of Tennessee ~~ARIZONA~~
County of ~~Williamson~~ MARICOPA

The actual consideration or value whichever is greater is $269,900.00

Subscribed and sworn before me this the 2nd day of December, 2009.

EDMUND SMITH
Notary Public - Arizona
Maricopa County
My Commission Expires
SEPTEMBER 16, 2013

(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

901104

**This instrument prepared by:**

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Derek Hoke
1700 Ordway Place
Nashville, TN 37206

Send tax bills to:
New Owner

**Map 83-10, Parcel 224**

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

**Louis L. Turner**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Derek Hoke**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 285 and 286 on the map of McEwen Place as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lots No. 285 and 286 front together 61 feet on the southerly side of Ordway Place, formerly Grove Avenue, and run back 138.1 feet on the easterly line an 137.7 feet on the westerly line, with the easterly margin of 17th street, to an alley measuring of 17th Street, to an alley measuring 61 feet, more or less, thereon.

Being all of the same property conveyed to Louis L. Turner by deed dated 9/10/09 from Terri Armstrong f/k/a Terri Nanette Crutcher and Husband, Tracy Armstrong of record in Instrument No. 20090911-0085000, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1700 Ordway Place, Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090082966 DEEDWARR
Recvd: 12/08/09 14:09 2 pgs
Fees:13.00 Taxes:998.63
20091208-0112312

Subscribed and sworn before me this the 2nd day of December, 2009.

Louis L. Turner

STATE OF Arizona

COUNTY OF Maricopa

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

Witness my hand and official seal this 2nd day of December, 2009.

My commission expires: 9/13/13

Notary Public

EDMUND SMITH
Notary Public - Arizona
Maricopa County
My Commission Expires
SEPTEMBER 16, 2013