WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100014166 DEEDWARR
Recvd: 03/10/10 09:02 3 pgs
Fees:18.00 Taxes:407.00
20100310-0018283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Brian E. Maxwell
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **5TH DAY OF MARCH, 2010.**

NOTARY PUBLIC

MY COMMISION EXPIRES 03-09-2010
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Brian E. Maxwell	**DOVER MORTGAGE COMPANY**	**33-16-0-194.00**
312 Connare Drive	**711 East Morehead Street**	
Madison, TN 37115	**Charlotte, NC 28202**	

FOR AND IN 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,

Estate of Ruby Virginia Turner formerly known as Ruby Virginia Young Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Brian E. Maxwell, unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 5800, page 184, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Driveway Easement of record in Book 6047, page 870, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **312 Connare Drive**
Madison, TN 37115

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 not 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 ever 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 5th day of March, 2010.

Kathy Michelle Simmons, Executrix of the Estate of Ruby Virginia Turner
Kathy Michelle Simmons, Executrix of the Estate of Ruby Virginia Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kathy Michelle Simmons, Executrix of the Estate of Ruby Virginia Turner** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN.

This 5th day of March, 2010.

Notary Public

My Commission Expires: 03-09-2010

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit "A"

Being Lot No. 1 on the Plan of Tom Davis Subdivision of record in Plat Book 5800, Page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Included is an easement for driveway purposes as described in Easement for Driveway, recorded in Book 6047, Page 870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby Virginia Young Davis by Warranty Deed from Lee A. Simmons and wife, Kathy M. Y. Simmons dated November 30, 1987 and filed for record December 1, 1987 in Book 7414 , page 496, Register's Office for Davidson County, Tennessee.

Ruby Virginia Turner is one and the same person as Ruby Virginia Young Davis. She became Ruby Virginia Turner upon her marriage to Carl Coleman Turner. Ruby Virginia Turner died testate on May 23, 2008 a resident of Davidson County, Tennessee and her Last Will and Testament naming Kathy Michelle Simmons as her Executrix was admitted to probate by the Probate Court of Davidson County, Tennessee on August 12, 2009 at Case No. 09P-1171.