17028 # 40173

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/11 15:36 3 pgs
Fees:18.00 Taxes:388.32
20110405-0026388

PHILIP ELLIS NOTARY PUBLIC STATE OF TENNESSEE HEREFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/31/11

Notary Public

MY COMMISSION EXPIRES: 12/18/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin R. Turner	F & M Bank	15005002100
(NAME)	(NAME)	
2638 Forest View Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Clarksville, TN 37040	
(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, Eric T. Grubbs and wife, Angela J. Grubbs, (f.k.a. Angela J. Donegan), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin R. Turner married,, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 236, Section One, Forest View Park of record in Book 3700, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric T. Grubbs and Angela J. Donegan, by deed of record in Book 9851, Page 348, Register's Office for Davidson County, Tennessee. Angela J. Donegan now known as Angela J. Grubbs.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Eric T. Grubbs and Angela J. Grubbs by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110405-0026387, in the Register'sOffice for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2638 Forest View Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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 our hands this 31st day of March, 2011.

Eric T. Grubbs by Carolyn Adcock Atty In Fact

Eric T. Grubbs by Carolyn Adcock, his attorney in fact

Angela J. Grubbs by Carolyn Adcock Atty In Fact

Angela J. Grubbs , by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of March, 2011, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Eric T. Grubbs and Angela J. Grubbs and who acknowledged that they executed the same as the free act and deed of the said Eric T. Grubbs and Angela J. Grubbs, through Power of Attorney granted her by the said Eric T. Grubbs and Angela J. Grubbs.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2011.

Commission expires:

KRYSTAL T. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY