BILL GARRETT, Davidson County
Trans:T20110027421 DEEDWARR
Recvd: 05/09/11 10:12 3 pgs
Fees:18.00 Taxes:680.80
20110509-0035324

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAY, 2011.

NOTARY PUBLIC

My Commission Expires: ~~4/28/2013~~ April 28, 2013

BRENDA FRANKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dustin A. Turner and Laura J. Turner		181-03-0A-265 CO
7281 Santeelah Way	SAME	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

JEANNE M. LAWSON, TRUSTEE OF THE JEANNE LAWSON REVOCABLE TRUST, DOT 5/29/1996, AS AMENDED

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

DUSTIN A. TURNER AND WIFE, LAURA J. TURNER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 62, as shown on the map entitled Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision Cluster Lot Option, a Planned Unit Development, of record as Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeanne M. Lawson, Trustee of the Jeanne Lawson Revocable Trust, DOT 5/29/1996, by deed from Christopher T. Lawson and wife, Rebecca S. Lawson, of record as Instrument No. 20110201-0008707, Register's Office for said County.

This improved property is known as 7281 Santeelah Way, Antioch, Tennessee.

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. We do covenant with 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, except for those matters appearing of record as set forth herinbelow:

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 181030A26500CO.

2. If improvements are completed prior to May 6, 2011 and the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute, taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Instrument No. 20060330-0035946, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10752, Page 553, amended in Instrument No. 200007270074152, Instrument No. 20060523-0060562, and in Instrument No. 20070606-0067791, said Register's Office.

5. Storm Water Detention Agreement of record in Instrument No. 20041025-0128024, said Register's Office.

6. Easement for the flow of the waters of Mill Creek and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

8. Assessment and Special Assessments as set forth in the Declaration of Covenants, Conditions, and Restrictions for Indian Creek Estates of record in Book 10752, Page 553, said Register's Office.

9. Easements as set forth in the Declaration of Covenants, Conditions, and Restrictions for Indian Creek Estates of record in Book 10752, Page 553, said Register's Office.

I do further covenant and bind myself , my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the 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 May, 2011.

Jeanne M. Lawson, Trustee of the Jeanne Lawson Revocable Trust, DOT 5/29/1996, as Amended

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On APRIL 05, 2011 (Date) before me, Mangala T.B. Tennakoon, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared JEANNE M. LAWSON – (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

MANGALA T. B. TENNAKOON
Commission # 1841836
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2013

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: APRIL 5, 2011 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JEANNE M. LAWSON	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☒ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

©2008 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827