WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-FSR-11-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Phillips Turner Jr. Living Trust, c/o Phillips Turner Jr., Trustee	The Phillips Turner Jr. Living Trust, c/o Phillips Turner Jr., Trustee (NAME)	
4015 Hillsboro Circle (ADDRESS)	4015 Hillsboro Circle (ADDRESS)	
Nashville, TN 37215-2708 (CITY) (STATE) (ZIP)	Nashville, TN 37215-2708 (CITY) (STATE) (ZIP)	117-7-J-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ARTHUR W. HOOPER AND SANDRA S. HOOPER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE PHILLIPS TURNER JR. LIVING TRUST, IN CARE OF PHILLIPS TURNER JR., TRUSTEE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2015 TOGETHER WITH ALLOCATED PARKING SPACE NO. P16 ON THE PLAN OF THE KINGSBRIDGE CONDOMINIUMS, AS SET FORTH IN EXHIBIT "C" TO THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7105, PAGE 777, AMENDED IN BOOK 7457, PAGE 15 AND INSTRUMENT NO. 200511160138698, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR W. HOOPER AND WIFE, SANDRA S. HOOPER BY WARRANTY DEED FROM BETTY L. CARTER, UNMARRIED AND MARY P. MOORE, UNMARRIED, RECORDED ON THE 9TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060609-0068744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1109, PAGE 353 AND BOOK 1133, PAGE 85; BY-LAWS OF RECORD IN BOOK 9539, PAGE 564 AND INSTRUMENT NO. 20051116-0138698; HOA CHARTER OF RECORD IN BOOK 7182, PAGE 216, BOOK 7182, PAGE 221, BOOK 7817, PAGE 947 AND BOOK 7912, PAGE 543; MASTER DEED OF RECORD IN BOOK 7105, PAGE 777, AND AMENDED IN BOOK 7457, PAGE 15; EASEMENT OF RECORD IN BOOK 1108, PAGE 76; AND STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6763, PAGE 357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2015 Lombardy Avenue, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110037558 DEEDWARR
Recvd: 06/23/11 08:22 2 pgs
Fees:13.00 Taxes:999.00

20110623-0048084

Witness my/our hand(s) this 14th day of June, 2011.

Arthur W. Hooper

Sandra S. Hooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur W. Hooper and Sandra S. Hooper, the within named bargainor, 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 the 14th day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903