THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Donna L. Corbett
16 Foxhall Close
Nashville, TN 37215
SEND TAX BILLS TO:

NEW OWNER

WARRANTY DEED

(Map/Parcel 117-03-0-B-132.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STEVEN K. TURNER and wife, MELISSA K. TURNER**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DONNA L. CORBETT**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee being Unit I-5 on the Plan of The Villager, Revised, Condominium Apartments, as of record in Plat Book 5200, page 201, and as established by a Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Units and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, floor coverings, and/or other improvements therein, and further with the undivided interest in the general and limited common elements appurtenant thereto, all of which provides a complete description of said unit of the conveyance hereby made.
>
> BEING the same property conveyed to Steven K. Turner and wife, Melissa K. Turner by Warranty Deed from Nosrat E. Soltani and husband, Reza E. Soltani dated March 18, 2005 and filed for record in Instrument No. 20050322-0031008, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5200, page 201; to Master Deed, Restrictions and By-Laws of record in Book 5434, page 665 and as revised in Book 5487, page 967 and Book 5434, page 708; Rules and Regulations in Instrument No. 20090616-0055824; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2601 Hillsboro Pike, #I-5, Nashville, TN 37212.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20110039665 DEEDWARR
Recvd: 07/01/11 12:55 2 pgs
Fees:13.00 Taxes:333.00
20110701-0050660

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of June, 2011.

STEVEN K. TURNER

MELISSA K. TURNER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven K. Turner and wife, Melissa K. Turner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2011.

Notary Public

My Commission Expires: August 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of June, 2011.

Notary Public

My commission expires: August 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20110214