WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039816 DEEDWARR
Recvd: 07/01/11 15:47 2 pgs
Fees:13.00 Taxes:852.85
20110701-0050869

R-VRES-11-2024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
WESLEY D. KURNER
My Commission Expires November 5, 2014

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
Hunter Russell Mobley	Nashville Bank& Trust Co.	
2024 Graybar Lane	(NAME) 4525 Harding Road,#300	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37205	117-11-D-12.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MARSHALL L. TURNBULL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUNTER RUSSELL MOBLEY , UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2024, TURNBERRY SQUARE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6686, PAGE 166, AMENDED IN BOOK 6814, PAGE 165 AND BOOK 8747, PAGE 521;* IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. * and Book 9315, page 795

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EDWARD R. TURNBULL AND WIFE, SUZANNE P. TURNBULL TO MARSHALL L. TURNBULL, UNMARRIED AS RECORDED ON THE 2ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050602-0062746 AND WARRANTY DEED FROM PAUL W. DEMASTUS AND WIFE, STACEY S. DEMASTUS TO MARSHALL L. TURNBULL, UNMARRIED AND EDWARD R. TURNBULL AND SUZANNE P.TURNBULL, HUSBAND AND WIFE AS RECORDED ON THE 2ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050602-0062744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 6686, PAGE 197; INSTRUMENT NO. 20000801-0075604; INSTRUMENT NO. 20060912-0112658; BOOK 6849, PAGE 237; BOOK 6686, PAGE 116; BOOK 6814, PAGE 165; BOOK 8747, PAGE 521; BOOK 9315, PAGE 795; BOOK 6634, PAGE 506; BOOK 8747, PAGE 536; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 2024 Graybar Lane, 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.

Witness my/our hand(s) this 29th day of June, 2011.

Marshall L. Turnbull

Marshall L. Turnbull

STATE OF ~~Tennessee~~ SOUTH CAROLINA
COUNTY OF ~~Davidson~~ GREENVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall L. Turnbull, 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 29th day of June, 2011.

Notary Public

My Commission Expires: 4-15-2015

(SEAL)

NOTARY PUBLIC SOUTH CAROLINA

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