WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/11 15:44 3 pgs
Fees:18.00 Taxes:536.50
20110708-0052541

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Marcos D Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **June, 2011**

Laurie M Harris
Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcos D. Brown	F&M Bank	176010B04800CO
(NAME)	(NAME)	
244 Maxwell Place	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN, 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Kelly Turner and wife, Bonnie Turner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marcos D. Brown, unmarried**, hereinafter called the Grantee, his 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. 224 on the Final Plat for Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kelly Turner and Bonnie Turner, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 26, 2008 and recorded in Instrument No. 20080930-0098938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 244 Maxwell Place, Antioch, TN 37013

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, has 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 **17th** day of **June, 2011**

Kelly Turner by Kurt J. Steckel his Attorney In Fact

Bonnie Turner by Kurt J. Steckel her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly Turner, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20110708-0052539, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Kelly Turner, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 17th day of June, 2011.

Notary Public

My Commission Expires:

6-17-2011

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bonnie Turner, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110708-0052540, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Bonnie Turner, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 17th day of June, 2011.

Notary Public

My Commission Expires:

6-17-2011

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dawn D Chase 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.

Dawn D Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).