Davidson County DEEDWARR
Recvd: 07/08/11 15:57 3 pgs
Fees:18.00 Taxes:610.50
20110708-0052565

WARRANTY DEED

R-VRES-11-1227

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Maranatha M. Thom	SunTrust Mortgage Inc (NAME)	
1227 Howard Avenue (ADDRESS)	PO Box 79041 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Baltimore MD 21279-0041 (CITY) (STATE) (ZIP)	72-3-141.00

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, we MICHAEL TURNER AND WIFE, JESSICA TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARANATHA M. THOM, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:.BEING THE EAST 50 FEET OF LOT NO. 159, ON THE PLAN OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID PART OF LOT 159 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HOWARD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL TURNER TO MICHAEL TURNER AND WIFE, JESSICA TURNER AS RECORDED ON THE 11TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070611-0070057 AND WARRANTY DEED FROM JENNIFER C. HENNING, MARRIED TO MICHAEL TURNER, UNMARRIED AS RECORDED ON THE 31ST DAY OF MAY, 2006 IN INSTRUMENT NO. 20060531-0063829, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 101 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1227 Howard Avenue, Nashville, Tennessee 37216
(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 28th day of June, 2011.

Michael Turner by John Gleaves, Attorney
In Fact

Jessica Turner by John Gleaves, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Turner and Jessica Turner and who acknowledged he executed the same as the free act and deed of the said Michael Turner and Jessica Turner.

Witness my hand and official seal, this the 28th day of June, 2011.

Notary Public

PATRICIA J. PARSONS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 5-11-2012

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

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 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).