BILL GARRETT, Davidson County
Trans:T20110059912 DEEDWARR
Recvd: 09/27/11 10:41 2 pgs
Fees:13.00 Taxes:388.13
20110927-0074670

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Darlene Turnbo	Primary Residential Mortgage	**02607002800**
(NAME)	(NAME)	
113 Asbee Court	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eric Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Darlene Turnbo and Daniel Lucas Hart,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*both unmarried, as tenants in common with full right of survivorship

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. 136 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 136, being a corner lot, fronts 50.33 feet on the easterly margin of Asbee Court and fronts 54.29 feet on the southerly margin of Windsor Trace, said frontages being joined by a curve measuring 34.10 feet; the easterly line of said lot extends back 85.94 feet and intersects the southerly line which measures 73 feet thereon.

Being the same property conveyed to Eric Sox by deed dated June 18, 2010 from Aubrey Hiam of record in Instrument No. 20100618-0047769, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead dower or other marital interest as contemplated by T.T.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **113 Asbee Court, Goodlettsville, TN 37072**

(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 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, 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 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 my hand this **23rd day of September, 2011.**

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox**, married with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of September, 2011.**

Commission expires: **May 6, 2013**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public