12-1-027

BILL GARRETT, Davidson County
Trans:T20120009882 DEEDWARR
Recvd: 02/09/12 09:27 2 pgs
Fees:13.00 Taxes:212.75
20120209-0011584

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of February, 2012 by and between **Westwood Communities, Inc**, hereinafter referred to as GRANTOR, and **David P. Turner and wife , Nancy O. Turner**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Revised Plan Section Three, First Addition, Trinity Hills Village of record in Book 4460, page 32 Registers office for said County.

Said Lot no. 107 fronts 50.0 feet on the easterly margin of Old Matthews Road extends back 128.6 feet on the northerly line and 122.1 feet on the southerly line to a dead line in the rear measuring 57.9 feet thereon.

This Conveyance is Subject to the Following:

1) Restrictions of record in Book 4509, page 480 Register's Office for said County.

2) Easements, setback lines and other matters as shown on the plat of Revised Plan First Addition trinity Hills Village, Section Three record in Plat Book 4460, Page 32 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Westwood Communities, Inc. by Quitclaim Deed from Pascal Bucumi dated August 4, 2011 and recorded November 3, 2011 of record in Instrument No. 20111103-0085831 Registers Office for Davidson County, Tennessee. Previously being the same property conveyed to Westwood Communities, Inc. a one half (1/2) interest and Pascal Bucumi a one half (1/2) interest by Quitclaim Deed from Westwood Communities dated May 31, 2011 and recorded June 3, 2011 of record in Instrument No. 20110603-0042763. Previously being the same property conveyed to Westwood Communities by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington D.C. dated May 12, 2011 and recorded May 18, 2011 of record in instrument No. 20110518-0037960 Registers Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 2631 Old Matthews Road, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Westwood Communities, Inc.

By: _____
Howie Caughron, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, M. Todd Jackson, a Notary Public of said State and County aforesaid, personally appeared **Howie Caughron** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Westwood Communities, Inc**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, this the 6th day of February, 2012.

Notary Public
My Commission Expires:_____

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
David P. Turner and Nancy O. Turner
2631 Old Matthews Road,
Nashville, TN 37207

Send Tax Statements to:
David P. Turner
1801 Kingsbury Drive
Nashville, TN 37215

Map & Parcel 60-13-0-120

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $57,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of February, 2012.

Notary Public

My Commission Expires: _____

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

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