BILL GARRETT, Davidson County
Trans:T20120014295 DEEDWARR
Recvd: 02/28/12 09:06 2 pgs
Fees:13.00 Taxes:203.50
20120228-0017020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 55,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2012.

Notary Public

My commission expires: 9-21-15

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Ste 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David P. Turner	New Owner	**04305014600**
208 ROOSEVELT DR	Same	
MADISON, TN 37115		
		File: ST2012-0199

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 ACKNOWLEDGE, WE,

Westwood Communities Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David P. Turner and wife, Nancy O. Turner, as tenants by the entirety

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, 14 AND THE WESTERLY 15 FEET OF LOT NO. 15 OF BLOCK "B" ON THE MAP OF KENNASTON ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOTS NOS. 13, 14 AND PART OF LOT NO. 15 FRONT TOGETHER 115 FEET ONT HE SOUTHERLY SIDE OF ROOSEVELT STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 139 FEET TO A DEAD LINE.

INCLUDED BUT EXCLUDED FROM THE ABOVE LEGAL IS LOT NO. 13 OF BLOCK "B" ON THE MAP OF KENNASTON ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CADENCE BANK BY SUCCESSOR TRUSTEE'S DEED FROM ERIN H BENNETT DATED 05/12/11 AND RECORDED ON 05/16/11 IN INSTRUMENT NO. 20110516-0037301, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WESTWOOD COMMUNITES, LLC BY SPECIAL WARRANTY DEED FROM CADENCE BANK, NA DATED THE 16TH DAY OF FEBRUARY 2012 AND RECORDED IN INSTRUMENT NO. 20120228-0017019 ON THE 28 DAY OF FEB, 2012, IN THE REGISTER'S OFFICE OF DAVIDSN COUNTY, TENNESSEE.

THIS PROPERTY IS INVESTMENT PROPERTY ONLY. NO IMMEDIATE FAMILY MEMBER WILL RESIDE HERE AS PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 83, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 208 ROOSEVELT DR, MADISON, TN 37115.

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 in 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/our hand(s) this 22nd day of February, 2012.

Westwood Communities, Inc

By: Howie Caughron, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howie Caughron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Westwood Communities, Inc. and that he is authorized by Westwood Communities, Inc. to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of February, 2012.

Notary Public

My Commission Expires: 1/26/16

