BILL GARRETT, Davidson County
Trans:T20120030522 DEEDWARR
Recvd: 04/26/12 09:51 2 pgs
Fees:13.00 Taxes:192.40
20120426-0035696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2012

Notary Public

My commission expires:
1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID P TURNER **NANCY O TURNER**	**CASH CLOSING** / New Owner	**049160A04800CO**
1310 ROCK CREEK TRACE	Same	
WHITES CREEK, TN 37189		
		FILE ST2012-0210B

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 NANCY O TURNER, HUSBAND & WIFE

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:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO OF RECORD IN PLAT BOOK 7900, PAGE 46, BOOK 7900, PAGE 13 AND AMENDED IN BOOK 10454, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON BY SUBSTITUTE TRUSTEE'S DEED FROM RECONSTRUCT COMPANY, NA DATED 11/30/11 AND RECORDED ON 12/02/11 IN INSTRUMENT NO. 20111202-0093840, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WESTWOOD COMMUNITIES, INC. BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON AS RECORDED ON THE 2ND DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120402-0027804, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 7900, Page 46, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1310 ROCK CREEK TRACE, WHITES CREEK, TN 37189.

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 19th day of April, 2012.

WESTWOOD COMMUNITIES, INC.
BY: HOWARD CAUGHRON, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HOWARD CAUGHRON, PRESIDENT WESTWOOD COMMUNITIES, INC, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

My Commission Expires: 1/26/16

