BILL GARRETT, Davidson County
Trans: T20120048967 DEEDWARR
Recvd: 07/03/12 10:23 2 pgs
Fees: 13.00 Taxes: 499.50

20120703-0058367

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF June, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: AUG 21 2012
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kemba N. Turner 1105 Jacksons View Road Hermitage, TN 37076	New Owner	Map & Parcel 08607003500

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 acknowledged, we,

E.W. Wilkerson, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kemba N. Turner, unmarried

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. 74, on the Plan of Jacksons's Retreat, Phase 1, Section 2 of record in Plat Book 5200, Pages 334, as amended in Book 5872, Page 96, amended in Book 5972, Page 96, Register's Office of Davidson County, Tennessee, Said Lot 74 fronts 60 feet on the Easterly margin of Jacksons's View road and extends back 105 feet on the Northerly line and 166.84 feet on the Southerly line to a dead line in the rear measuring 103.33 feet thereon.

Being the same property conveyed to E.W. Wilkerson by Deed from The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS4 dated February 27, 2012 of record in Instrument Number 20120302-0018485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 334, amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.
2) Property is subject to Jacksons's Retreat, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5676, Page 67, Book 5741, Page 360 and Book 5745, Page 294, said Register's Office.
3) Property is subject to release of some restriction of record in Book 7127, Page 775, said Register's Office.
4) 2012 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1105 Jacksons View Road, Hermitage, TN 37076**
(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(s) this 18th day of June, 2012.

E.W. Wilkerson

Record & Return to:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, E.W. Wilkerson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076