Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013.~~ 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Tile and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Turner and Heather Keeling	New Owner	72-3-30.00
(NAME)	(NAME)	
1125 McChesney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, Earl Nelson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Turner, unmarried and Heather Keeling, unmarried, with right of survivorship, 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 the westerly ½ of Lot No. 222 on the Plan of Revision of part of Inglewood Place, of record in Book 421, page 137, Register's Office for said County.

Said westerly ½ of Lot No. 222 fronts 50 feet on the northerly margin of McChesney Avenue and extends back between parallel lines, 205 feet to a dead line in the rear.

Being the same property conveyed to Earl Nelson, by deed of record in Instrument Number 20070109-0003527, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Inglewood Place of record in Book 421, page 137, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1125 McChesney Avenue, Nashville, TN 37216

(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.

BILL GARRETT, Davidson County
Trans:T20120053159 DEEDWARR
Recvd: 07/19/12 09:48 2 pgs
Fees:13.00 Taxes:594.96

20120719-0063473

Witness my hand this 17th day of July, 2012.

Earl Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Nelson, 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 purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013