WARRANTY DEED

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 01-09-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucretia R. Ward	Sumner Bank & Trust	062020A28800CO
(NAME)	(NAME)	
3224 Cain Harbor Drive	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cory Turner and wife, Allison Turner (formerly known as Allison Brezina)**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lucretia R. Ward, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 325, on the plan of River Trace Estates, Phase I, Section 4 & 5, of record in Plat Book 9700, Page 409, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Allison Brezina, a single person and Cory Turner, a single person, as joint tenants with the right of survivorship by Deed from Mark Alan Lesniewicz and Faith Renee Lesniewicz, husband and wife, dated 05/16/2007 and filed for record on 05/24/2007 in Instrument 200705240061985, Register's Office for Davidson County, Tennessee. The said Allison Brezina having since married and is now known as Allison Turner.

All matters as set forth per Plat Book 6250, Page 995, Book 9700, Page 409, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, said Register's Office.
Said restrictions were amended in Book 6982, Page 747, said Register's Office.
By-Laws of record in Book 6851, Page 390, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2202, Page 83, said Register's Office.
Easement of record in Book 3959, Page 595, said Register's Office.
Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
Charter of record in Book 6851, Page 363, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

Davidson County DEEDWARR
Recvd: 08/03/12 16:00 3 pgs
Fees:18.00 Taxes:473.60
20120803-0069332

File No.: 01288-9032
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3224 Cain Harbor Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of July, 2012.

Cory Turner

Allison Turner

State of Tennessee
County of Wilson

Personally appeared before me Cory Turner and Allison Turner, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2012.

Notary Public
My Commission Expires: 8-3-15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)