BILL GARRETT, Davidson County
Trans:T20120062729 DEEDWARR
Recvd: 08/22/12 10:42 2 pgs
Fees:13.00 Taxes:277.50
20120822-0075404

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	} 26b-14260 }
{Jane Stutsman	{ New Owner	} }
{4706 Illinois Avenue	{	} Map and Parcel }
{Nashville, TN 37209	{	} 91-11-81.00 }
{	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205. }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Terry Tyrone Turner, II, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jane Stutsman, a single person** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 611 and 613, Block 106, Plan of West Nashville, No. 1, as shown on plat of record in Plat Book 57, pages 74 and 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry Tyrone Turner, II by Quitclaim Deed from terry Tyrone Turner, Theresa Marie Turner Nix, Phyllis Elaine Turner Hofer, unmarried, and Paul Anthony Turner, being all of the heirs at law/next of kin of Mary Ruth Turner, deceased, recorded on the 3rd day of September, 2002 in Instrument No. 20020903-0106148, in the Register's Office of Davidson County, Tennessee.

Sarabeth S. Turner, wife of Terry Tyrone Turner, II joins in this conveyance to convey any interest she may have in the subject real property, particularly any marital interest.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing as shown on Plan of Jackson Park, Section II of record in Plat Book 57, pages 74 and 75, said Register's Office of Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of August, 2012.

Terry Tyrone Turner, II

Sarabeth S. Turner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Terry Tyrone Turner, II and wife, Sarabeth S. Turner, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 17th day of August, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013