WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00
	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH day August of 2012. Notary Public MY COMMISSION EXPIRES: 7/3/13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120067772 DEEDWARR
Recvd: 09/10/12 14:12 2 pgs
Fees:13.00 Taxes:410.70
20120910-0081955

Davidson County Notary Public State of Tennessee Dalana Lowhorn

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS: Anthony Douglas Julian	SEND TAX BILLS TO: Magna Bank	MAP-PARCEL NUMBERS 149-4-54.00
(NAME) 279 Bell Road	(NAME) P.O. BOX 172207	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Memphis, TN 38187-2207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Kerwin Utley and Bennie Utley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Douglas Julian, an unmarried person**, 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. 305 on the Plan of *Section Five Edge-O-Lake Subdivision, as of record in Book 3500, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kerwin Utley and wife, Bennie Utley, by Warranty Deed from Carol A Phifer, unmarried, dated June 5, 1996, filed June 6, 1996, in Book 10077, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 279 Bell Road, Nashville, TN 37217

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, has 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 our hands this 30th day of **August, 2012**.

Kerwin Utley

Bennie Utley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kerwin Utley and Bennie Utley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2012. ,

Notary Public

My commission expires: 7/13/13