WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Margaret Thornton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joyce Walker and Michael Hall	Joyce Walker	10207006200
(NAME)	(NAME)	
6509 Upton Lane	6509 Upton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Gene Turner, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOYCE WALKER AND MICHAEL HALL, as joint tenants 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104, on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed dated October 27, 2006 to Gene Turner, unmarried, from Lois Betty, unmarried, of record in Instrument No. 20061031-0135108, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF CHARLOTTE PARK, SECTION 26, OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 4065, PAGE 67 AND BOOK 4142, PAGE 166, SAID REGISTER'S OFFICE AND THIS CONVEYANCE INCLUDES AND IS SUBJECT TO THE RIGHTS AND OBLIGATIONS OF GRANTOR IN AND TO THAT CERTAIN EASEMENT FOR JOINT USE OF DRIVEWAY BEING RECORDED SIMULTANEOUSLY WITH THIS INSTRUMENT IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. ~ 20121029. 0098863.

unimproved ☐

This is improved ☑ property, known as 6509 Upton Lane, Nashville, TN 37209
(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 this 19th day of October, 2012.

BILL GARRETT, Davidson County
Trans:T20120081946 DEEDWARR
Recvd: 10/29/12 11:43 2 pgs
Fees:13.00 Taxes:492.10

20121029-0098864

File No.: 2012-0565
GRE TN Warranty Deed

Gene Turner

Gene Turner

By: Margaret Thornton

Margaret Thornton
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Margaret Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Gene Turner, acting as that person's agent and attorney in fact, and the said Margaret Thornton acknowledged that she executed the foregoing instrument as agent and attorney in fact for Gene Turner for the purposes therein contained.

WITNESS my hand and seal, this 19th day of October, 2012.

Deanie L. Gregory

Notary Public, Deanie L. Gregory

My Commission Expires:
March 03, 2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115