WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120085431 DEEDWARR
Recvd: 11/08/12 09:58 2 pgs
Fees:13.00 Taxes:481.00
20121108-0103130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/6/15

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M. Neal		06200004200
(NAME)	(NAME)	
2703 Pennington Bend Road	18111 Preston Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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, WE, John Lee Turner and Deborah Spencer Turner, as Trustees if the John Lee Turner and Deborah Spencer Turner Revocable Living Trust dated August 27, 2004, James Melvin Spencer and Tammy Lynn Spencer Henry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina M. Neal, 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 the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, in what is known as Pennington's Bend, or McSpadden's Bend of the Cumberland River, and being designated as the "Harper Tract" of 2.85 acres, and described according to a survey prepared by Lawrence Kelly, Surveyor, on April 26, 1950, as follows:

Said "Harper Tract" is described as beginning at a point in the center line of Old Haysboro Road, at the northwest corner of "Harper Tract", in the east line of Orndorf land; thence along Harper's north line, south 84 degrees, 15 feet, 591.5 feet to a planted stone; thence south 1 degree West 211 feet to the Northeast corner of Tract 1 of said Forkum Subdivision; thence with the North line of Tract 1, North 84 degrees 15 feet West 591.5 feet to a point ion the center line of Old Haysboro Road; thence with the center line of same, North 1 degree cast 209 feet to the beginning.

Being part of the same property conveyed to James R Spencer and wife, Glynden W Spencer by deed dated July 12, 1954 from Sam Harper and wife, Ona Lee Harper of record in Book 2290, page 261, said Register's Office. The said Glynden W Spencer predeceased James R Spencer who died October, 2010. Property vested in James Melvin Spencer, Tammy Spencer and Deborah Spencer Turner by Will of record in Will Book 23, page 115, Probate Court's Office for Robertson County, Tennessee. The said Deborah Spencer Turner has conveyed her interest into John Lee Turner and/or Deborah Spencer Turner as Trustees of the John Lee Turner and Deborah Spencer Turner Revocable Living Trust dated August 27, 2004 in Instrument No. 201108080060852, Register's Office for Davidson County, Tennessee.

EXCLUSION: INCLUDED in the above described Tract but specifically EXCLUDED from this conveyance is the following described tract of land to Bill Batson and wife Jean Batson by James Melvin Spencer, Executor of the Estate of James R. Spencer, in a Deed appearing in Instrument Number 20110513-0037015, Register's Office for Davidson County, Tennessee.

Subject to all matters as set out in Deed 20110808-0060852, said Register's Office. Easement for the right-of-way for Old Haysboro Road. Subject to all matters as show non plat of record in Instrument Number 20121005-0091384, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2703 Pennington Bend Road, 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 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 our hands this 26th day of October, 2012.

The John Lee Turner and Deborah Spencer Turner Revocable Living Trust

Deborah Spencer Turner, Trustee

Tammy Lynn Spencer Henry

The John Lee Turner and Deborah Spencer Turner Revocable Living Trust

John Lee Turner, Trustee

James Melvin Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Melvin Spencer and Tammy Lynn Spencer Henry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of October 2012.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Lee Turner and Deborah Spencer Turner with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The John Lee Turner and Deborah Spencer Turner Revocable Living Trust and that they as such Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of October 2012.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205