This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 08204038200

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Tim Mathews
P.O. Box 2999
El Cajon, CA 92021

SEND TAX BILLS TO:
same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARK TURNER AND WIFE, KIMBERLY P. TURNER** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **TIM MATHEWS, MARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land and property lying and being situated in Davidson County, Tennessee, to wit:

Being the west 17 1/2 feet of Lot No. 7 and the east 32 1/2 feet of Lot No. 8 of the James Burns Subdivision as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee. Said part of said lots fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

BEING a portion of the same property conveyed to Mark Turner and wife, Kimberly P. Turner by Warranty Deed from G. L. Waynick dated October 29, 1993 and appearing of record in Book 9133, Page 970, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 421, page 40 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 905 Petway Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120093188 DEEDWARR
Recvd: 12/06/12 09:02 2 pgs
Fees:13.00 Taxes:185.00
20121206-0112243

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of December, 2012

Mark Turner

Mark Turner

Kimberly Price Turner by E. Mark Turner attorney in fact

Kimberly Price Turner by E. Mark Turner as her attorney in fact

STATE OF TENNESSE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark Turner the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of December, 2012

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

My Commission Expires: 05-23-2016

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **E. Mark Turner**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of **Kimberly Price Turner**, one of the within bargainors, and acknowledged that he executed the same as the free act and deed of the said **Kimberly Price Turner** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Kimberly Price Turner**, and of record in Book 6044, Page 388, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 5th day of December, 2012

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

My Commission Expires: 05-23-2016

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of December, 2012

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires: 05-23-2016