WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of **December, 2012** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120100074 DEEDWARR
Recvd: 12/31/12 14:36 2 pgs
Fees: 13.00 Taxes: 573.13
20121231-0120840

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Turner	New Owner	13302000500
(NAME)	(NAME)	
252 Sunrise Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Benny A. Garner and Corry M. Garner, husband wife, and Benny H. Garner and Sandra A. Garner, husband and wife, tenants in common with rights of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Megan Turner, 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. 19, on the Plan of William Lee's Subdivision of the Roth Property, of record in Book 1130, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benny A. Garner and Corry M. Garner, husband and wife, and Benny H. Garner and Sandra A. Garner, husband and wife, tenants in common with rights of survivorship, by Warranty Deed from Matthew C. Crouse and wife, Elizabeth R. Shadbolt, dated January 23, 2009 of record in Instrument No. 20090205-0009842, Register's Office of 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 252 Sunrise Avenue, Nashville, TN 37211

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 **28th** day of **December, 2012**

Benny H. Garner

Benny A. Garner

Sandra A. Garner

Corry M. Garner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Benny A. Garner, Corry M. Garner, Benny H. Garner and Sandra A Garner**, 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 **28th** day of **December, 2012**

Notary Public

My commission expires: _____