BILL GARRETT, Davidson County
Trans:T20130007414 DEEDWARR
Recvd: 01/28/13 12:31 2 pgs
Fees:13.00 Taxes:517.63
20130128-0008772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2013.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TAN A TURNER **MARSHA A TURNER**	**AVENUE BANK**	**043140B02500CO**
2304 FRANCO ROAD	**3823 Cleghorn Avenue**	
MADISON, TN 37115	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

DENNIS D'ANNA and SAMANTHA D'ANNA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAN A TURNER and MARSHA A TURNER, HUSBAND AND WIFE

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 25, LANIER PARK, PHASE ONE Planned Unit Development, as shown on plat of record in Instrument No: 20021022-0129511, in the Register's Office, Davidson County, Tennessee. to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY COVEYED TO SAMANTHA ANDREEV BY QUITCLAIM DEED FROM SAMANTHA ANDREEV AND ANTON ANDREEV DATED THE 13TH DAY OF JANUARY, 2009 AND RECORDED IN INSTRUMENT NO. 20090303-0018957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DENNIS D'ANNA AND WIFE, SAMANTHA D'ANNA BY QUITCLAIM DEED FROM SAMANTHA CORBITT (NKA SAMANTHA D'ANNA) DATED 01/24/12 AND RECORDED ON 02/03/12 IN INSTRUMENT NO. 20120203-0010078, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 2304 FRANCO ROAD, MADISON, TN 37115.

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 in 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/our hand(s) this 23rd day of January, 2013.

DENNIS D'ANNA

SAMANTHA D'ANNA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DENNIS D'ANNA and SAMANTHA S'ANNA, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2013.

Notary Public

My Commission Expires: