Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $183,000.00 Affiant Subscribed and sworn to before me, this 31 day of January, 2012. Notary Public My Commission Expires: 10/14/15

BILL GARRETT, Davidson County
Trans:T20130010981 DEEDWARR
Recvd: 02/08/13 11:10 2 pgs
Fees:13.00 Taxes:677.10
20130208-0013271

STATE OF TENNESSEE NOTARY PUBLIC
MARGUERITE FORTIER ★ ELIZABETH ★ MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yvette Lyons 553 Rosedale Avenue, #144 Nashville, TN 37211	~~New Owner~~ Prime Lending 18111 Preston Rd Dallas TN 75252	Tax Parcel ID No. Map 118-04-0-B, Parcel 144.00co

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JASON L. TURNER, an unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **YVETTE LYONS,** unmarried, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 144 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to JASON L. TURNER, AN UNMARRIED MAN, by deed from CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20080317-0026396, dated March 14, 2008, said Register's Office.

This is improved property commonly known as: **553 Rosedale Avenue, #144, Nashville, Tennessee 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of January, 2013.

Jason L. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 31 day of January, 2013.

MARGUERITE FORTIER ★ ELIZABETH ★ COUNTY ★ MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 10/14/15