RECORD & RETURN TO:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130011105 DEEDWARR
Recvd: 02/08/13 14:03 3 pgs
Fees:18.00 Taxes:59.20
20130208-0013398

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tray Turner
925 Coarsey Drive
Nashville, TN 37217

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 107-13-0-A
PARCEL 025.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Raymond E. Davis, Jr., Individually and as Co-Executor and Mary J. Simmons, Individually and as Co-Executor and Linda Sue Taylor and William Thomas Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tray Turner,** 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 Unit No. 925, on the Plan of Four Maples Condominiums, as established by the Master Deed of record in Book 5657, Page 438, as corrected in Book 5660, Page 185, and Book 9263, Page 512, and as shown on plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond E. Davis, married, by deed from Michael E. Hicks, married, dated October 31, 1997, recorded November 3, 1997, re-recorded in Book 10760, Page 231, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Raymond E. Davis and wife, Jo Ann Davis by Quitclaim Deed from Raymond E. Davis, dated August 7, 2003, recorded August 8, 2003, of record in Instrument No. 20030808-0113227, Register's Office for Davidson County, Tennessee. The said Raymond E. Davis, Sr. died on April 9, 2010 leaving the said JoAnn Davis as the surviving tenant by the entirety. The said JoAnn Davis died on August 24, 2010 and the property is conveyed by the devisees pursuant to the terms of her Last Will and Testament as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Book 5657, Page 438, and amended in Book 5660, Page 185, Book 9263, Page 512; ByLaws of record in Book 5657, Page 477, and amended in Instrument No. 20051012-0122820; Right of Way Easement of record in Book 5504, Page 468; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 5200, Page 283, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **925 Coarsey Drive Nashville, TN 37217.**

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 31st day of January, 2013.

Raymond E Davis Jr, Individually & Co-Executor
Raymond E. Davis, Jr., Individually & as Co-Executor

Mary J Simmons, Individually, Co-Executor
Mary J. Simmons, Individually & as Co-Executor

Linda Sue Taylor
Linda Sue Taylor

William Thomas Davis
William Thomas Davis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond E. Davis, Jr., Mary J. Simmons, Linda Sue Taylor and William Thomas Davis, the bargainor(s) 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 this 31st day of January, 2013.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $16,000.00.

Robt Sumpt
AFFIANT

Subscribed and sworn to before me this 31st day of January, 2013.

Karen McAllen
NOTARY PUBLIC

My Commission Expires: April 13, 2015

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond E. Davis, Jr. and Mary J. Simmons, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Executors of the Estate of Joann Davis and that they as such Co-Executors executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN this the 31st day of January, 2013.

Tina D. Brown
Notary Public

My Commission Expires: 1-26-2014

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE