RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130010

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130030654 DEEDWARR
Recvd: 04/15/13 13:12 2 pgs
Fees: 13.00 Taxes: 231.25
20130415-0037140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2013

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Harlan Dodson, Trustee of the D218 Land Trust 1310 6th Avenue North Nashville, TN 37208	Same address as new owner	094-05-0-058.00

FOR AND IN CONSIDERATION of the sum of Sixty Two Thousand Five Hundred and 00/100 Dollars ($62,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARK E. TURNER A/K/A E. MARK TURNER, MARRIED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **HARLAN DODSON, TRUSTEE OF THE D218 LAND TRUST, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot #104 on the map of Shelby Heights Subdivision, Section One revised, as of record in Book 2330, Page 171, Register's Office for said county.

Said Lot #104 fronts 50.0 feet on the northwesterly margin of South 13th Court and extends back 161.7 feet on the northeasterly line and 128.1 feet on the southwesterly line to a dead line measuring 97.7 feet thereon.

Being the same property conveyed to E. Mark Turner, a married person, by Warranty Deed from Wanda F. Penticost and husband, Charlie V. Penticost, dated 12/16/1991, recorded 12/27/1991, of record in Book 8516, page 919, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 936 South 13th Court, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not marital property and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 8th day of April, 2013.

E. Mark Turner

E. MARK TURNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, E. Mark Turner, 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 seal, this the 8th day of April, 2013.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014