KATHY D. BARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/13 15:34 2 pgs
Fees:13.00 Taxes:170.20
20130423-0040394

M&JPROPS-H13076

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00 .

Michelle Locke
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF April, 2013.

Kathy D. Barker
Notary Public

(Affix Seal)

My Commission Expires: 12-18-2016

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
M & J General Partnership	CASH	059.05-0-255.00
3089 Buena View Blvd.		
Nashville, TN 37218		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KENNETH TURRENTINE and WENDY TURRENTINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto M & J GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 260 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, to which plat reference is hereby made for amore complete and accurate legal description.

3089 Buena View Blvd a/k/a 3041 Sunnyview Drive, Nashville, TN 37218

Being the same property conveyed to Kenneth Turrentine and wife, Wendy Turrentine of record in Instrument # 200412280152636 record December 28, 2004, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3089 Buena View Blvd., Nashville, Tennessee 37218 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 22nd day of April, 2013:

Kenneth Turrentine

Wendy Turrentine

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named KENNETH TURRENTINE and wife, WENDY TURRENTINE 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 at Sumner County, Tennessee, this 22nd day of April, 2013.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
June 22, 2015

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

