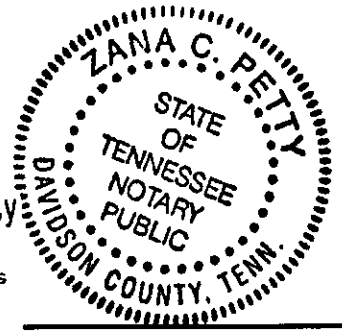
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-9-14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130076543 DEEDWARR
Recvd: 09/04/13 15:10 2 pgs
Fees:13.00 Taxes:333.00

20130904-0093311

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F. Sinclair II	Peoples Home Equity	
(NAME)	(NAME)	
4341 Andrew Jackson Parkway	5205 Maryland Way, Ste. 100	07507026800
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2206	Bretnwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Courtney Lee Ann Turley, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William F. Sinclair II, an unmarried man and Mary Ann Gutshall, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 43-B, on the Plan of Zone Lot Division - Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel's Square, Section Two, of record in Plat Book 6250, Page 538-543 amending Plat Book 5200, Pages 623-625, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Courtney Lee Ann Turley, unmarried by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 02/28/2007 and filed for record on 03/06/2007 in Instrument 200703060027800, Register's Office for Davidson County, Tennessee.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) All matters as set forth per Plat Book 5200, Page 623-625, Plat Book 6250, Page 538-543; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, as amended of record in Book 11627, Page 594, as amended of record in Instrument 20070619007317 4; (3) Grant of Easement of record in Instrument 201205210043892; (4) Charter of record in Book 8030, Page 759, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4341 Andrew Jackson Parkway, Hermitage, TN 37076-2206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 30th day of August, 2013.

Courtney Lee Ann Turley

State of Tennessee
County of Wilson

Personally appeared before me Courtney Lee Ann Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2013.

Notary Public
My Commission Expires: 9. 2. 2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON