WARRANTY DEED

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $116,500.00.

Molly Burke
Affiant

Subscribed and sworn to me on September 18th, 2013.

Lynne Ward
NOTARY PUBLIC
My Commission Expires: 2/22/17

BILL GARRETT, Davidson County
Trans:T20130081977 DEEDWARR
Recvd: 09/23/13 09:16 2 pgs
Fees:13.00 Taxes:431.05

20130923-0099577

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James and Jean Turbeville 834 Todd Preis Drive Nashville, TN 37221	Volunteer Mtg, Inc 1 Vantage Way, E240 Nashville, TN 37228	142090A03600CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew W. Tays, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Turbeville and Jean Turbeville, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 28A, DORAL COUNTRY VILLA CONDOMINIUM, SECTION TWO, as shown on plat of record in Plat Book 4860, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Matthew W. Tays, unmarried by Warranty Deed from Kristen J. Sullivan and husband, Mark Sullivan, recorded on the 30th day of November, 2004 in Instrument No. 20041130-0142415, in the Register's Office of Davidson County, Tennessee.
>
> Bridgett Tays, spouse of Matthew W. Tays, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.
>
> The property being conveyed is also known as 834 Todd Preis Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Matthew W. Tays

Bridgett Tays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 18th, 2013, before me personally appeared Matthew W. Tays and Bridgett Tays, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as ~~her~~ free act and deed.

Witness my hand and official seal on September 18th, 2013.

Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON