BILL GARRETT, Davidson County
Trans:T20130098358 DEEDWARR
Recvd: 11/19/13 14:21 2 pgs
Fees:13.00 Taxes:1794.50
20131119-0119368

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julie Couch Interiors, LLC 1205 Linden Ace Nashville, TN 37204	New owner	105-13-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Alexander Turner Properties, LP

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Couch Interiors, LLC

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 the west 76 feet of the east 150 feet of Lot No. 9, on the map of the Belmont Land Company's Plan of Lots, of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 76 feet on the south side of Linden Avenue and runs back between parallel lines, parallel to and 74 feet west of 12th Avenue South, 97.1 feet to the north line of Lot No. 10.

BEING the same property conveyed to Alexander Turner Properties, LP, by Warranty Deed from Suzanne D. Myers and James T. Myers, husband and wife, dated 5/16/12 and recorded 5/21/12 in Instrument No. 20120521-0043488; and being the same property previously conveyed to Suzanne D. Myers and James T. Myers, husband and wife, by Quitclaim Deed from Honeycomb Investments, dated 8/26/05 and recorded 8/26/05 in Instrument No. 20050826-0102601; and being the same property previously conveyed to Honeycomb Investment by Warranty Deed from 1221 Partners, LLC, dated 11/29/04 and recorded 12/15/04 in Instrument No. 20041215-0149297, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1205 Linden Ace, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of November, 2013.

Alexander Turner Properties, LP

By: William Turner Enterprises, Inc., its Partner

William P. Alderson, Secretary and Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared William P. Alderson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Secretary/Treasurer of William Turner Enterprises, Inc., Partner of Alexander Turner Properties, LP the within named bargainor, a limited partnership, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 18 day of November, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016