BILL GARRETT, Davidson County
Trans: T20140005192 DEEDWARR
Recvd: 01/23/14 09:38 2 pgs
Fees: 13.00 Taxes: 148.00
20140123-0006362

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Bessie Shoaf
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2014.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
E. Mark Turner 5007 Timber Tr. Mt. Juliet, TN 37122	Same address as new owner	07112013900

FOR AND IN CONSIDERATION of the sum of Forty Thousand and 00/100 Dollars ($40,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT E. COLE**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **E. MARK TURNER**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 18 on the Plan of Victory Heights as of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines, 150 feet to a dead end.

Being the same property as conveyed to ROBERT E. COLE, unmarried by Warranty Deed from Anne Marie McClanahan and Roy Keith McClanahan, both unmarried, dated June 13, 2012, recorded June 18, 2012 at Instrument Number 20120618-0053223, Register's Office for Davidson County, Tennessee.

TAX ID NUMBER
Map 071, 12, 0, Parcel 139.00

The property address of the herein described real estate is believed to be 811 Chickasaw Avenue, Nashville, Davidson County, Tennessee, 37207 and is shown on all tax records as same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 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 binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property was not a marital residence of the Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 15th day of January, 2014.

Robert E. Cole

ROBERT E. COLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Robert E. Cole, 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 15th day of January, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Notary Public

My commission expires: 12/23/2014