WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013493 DEEDWARR
Recvd: 02/26/14 14:20 2 pgs
Fees:13.00 Taxes:1406.00
20140226-0016533

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $380,000.00.

Affiant

Subscribed and sworn to before me this 24 day of February, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Allison Doris Turner	New owner	103-04-0-363.00
4025 Utah Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy J. Nedrow and wife, Erin S. Nedrow**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allison Doris Turner, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the east 50 feet of the west 100 feet of Lot No. 82 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 50 feet on the southerly side of Utah Avenue and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Timothy J. Nedrow and wife, Erin S. Nedrow, by deed from Lovelle McCoy and husband, Leroy McCoy, on April 25, 2002, of record in Instrument Number 20020501-0053371, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4025 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 24, 2014.

Timothy J. Nedrow by Christie Wilson, attorney-in-fact
Timothy J. Nedrow
by Christie Wilson, as attorney-in-fact

Erin S. Nedrow by Christie Wilson, attorney-in-fact
Erin S. Nedrow
by Christie Wilson, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Timothy J. Nedrow and Erin S. Nedrow, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Timothy J. Nedrow and Erin S. Nedrow, the bargainor(s), by the said Christie Wilson, as Attorney-in-Fact.

WITNESS my hand and seal, this 24th day of February, 2014.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

