BILL GARRETT, Davidson County
Trans:T20140021985 DEEDWARR
Recvd: 04/02/14 09:43 2 pgs
Fees:13.00 Taxes:277.50
20140402-0027135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HARRY TURNER	**NEW OWNER**	**0320012500**
1324 LOWES LN		
GOODLETTSVILLE, TN 37072		

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 ACKNOWLEDGE, WE,

WALKER BLOODWORTH, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HARRY LEWIS TURNER AND DONNA ELAINE TURNER, HUSBAND AND WIFE

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:

A tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the northerly margin of Lowes Lane, said point being located N 88 deg. 16 min. 34 sec. W 377.86 feet along Lowes Lane from the southwesterly corner of the Gober property of record in Book 3878, page 734, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Lowes Lane, N 88 deg. 16 min. 34 sec. W 466.69 feet to a pipe in the easterly line of the Jackson property of record in Book 1227, page 285, said register's office; thence leaving Lowes Lane and with Jackson's easterly line N 0 deg. 04 min. 27 sec. W 466.69 feet to a point; thence S 88 deg. 16 min. 34 sec. E 466.69 feet to a point; thence S 0 deg. 04 min. 27 sec. E 466.69 feet to the point of beginning, containing 5.00 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO WALKER BLOODWORTH, BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, N. A., AS TRUSTEE FOR THE HOLDERS OF THE BCAP LLC TRUST 2006-AA1, DATED 09/13/2013 AND RECORDED ON 10/04/2013 IN INSTRUMENT NUMBER 20131004-0104456, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BCAP LLC TRUST 2006-AA1, BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC, F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC, DATED 07/23/2013 AND RECORDED 07/29/2013 IN INSTRUMENT NUMBER 20130729-0078498, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. SERRITELLA AND WIFE, CYNTHIA R. SERRITELLA, AS TENANTS BY THE ENTIRETIES, BY WARRANTY DEED FROM NEAL B. SMITH AND WIFE, BARBARA E. SMITH, DATED 08/31/1995 AND RECORDED ON 09/08/1995 OF RECORD IN BOOK 9788, PAGE 636, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1324 LOWES LN, GOODLETTSVILLE, TN 37072.

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 do 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 in 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 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/our hand(s) this 28th day of March, 2014.

WALKER BLOODWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WALKER BLOODWORTH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2014.

Notary Public

My Commission Expires: 11/20/17

