WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,580.00
BILL GARRETT, Davidson County Trans: T20140026190 DEEDWARR Recvd: 04/17/14 13:19 2 pgs Fees: 13.00 Taxes: 257.15 20140417-0032344	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH day of April, 2014. Notary Public MY COMMISSION EXPIRES: SEP 2 0 2016 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron M. Penrod	NEW OWNER	108-03-0-076.00
(NAME)	(NAME)	
3110 Casa Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Marie Turnmyre**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron M. Penrod, unmarried person**, 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 Lot No. 58-A on the Plan of Zone Lot Division Lots 56, 58, 59, 62, 63, 67, and 99 Section Five, Patio Villa, of record in Book 6050, page 130, amended in Book 6250, page 813, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marie Turnmyre by deed from Federal National Mortgage Association dated February 17, 2012, of record in Instrument No. 20120309-0020796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3110 Casa Ct, Nashville, TN 37214

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, has 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 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 15th day of April, 2014.

Marie Turnmyre
By: Johnny B. Townsend, As Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Johnny B. Townsend, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marie Turnmyre, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Marie Turnmyre, (the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 15th day of April, 2014.

My Commission Expires: 3/26/17

NOTARY PUBLIC

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066