BILL GARRETT, Davidson County
Trans:T20140032227 DEEDWARR
Recvd: 05/09/14 09:58 2 pgs
Fees:13.00 Taxes:680.43
20140509-0039703

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of April, 2014, by and between Ray Dicker and Karin Dicker, a married couple, party of the first part, and Michael Brett Turner and wife, Amber Ann Turner, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 2 on the Resubdivision of Lot 40 on the Map of Park of L.M. Ezell's 12.11 Acre Tract Book 547, Page 51 at Instrument No 20140429-0035944 in the Register's Office of Davidson County, Tennessee.

Said Lot is subject to a access easement at Instrument No 20140226-0016353, a 20' Public Utlilty & Drainage Easement, & a 10' Private Sanitary Sewer Line Easement.

Being all or part of the same property conveyed to Ray Dicker and Karin Dicker by virtue of that certain Warranty Deed dated August 30, 2013, at Instrument No. 20130904-0093111 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ray Dicker

Ray Dicker

Karin Dicker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ray Dicker and Karin Dicker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2014.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: Michael Brett Turner and Amber Ann Turner

Tax Parcel No 07213044200

Property Address: 901B Douglas Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: New Owner
901-B Douglas Ave.
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $183,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212