BILL GARRETT, Davidson County
Trans: T20140032755 DEEDWARR
Recvd: 05/12/14 13:38 2 pgs
Fees: 13.00 Taxes: 558.70
20140512-0040481

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1259

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward D Terry Theresa J Terry 3741 Priest Lake Drive Nashville, TN 37217	New Owner	136-10-20.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2014.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jana E. Turner, n/k/a Jana Turner Blick, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Edward D Terry and Theresa J Terry, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 412, on the Plan of Section Six, Priest Lake Park, as of record in Book 5050, pages 21-22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jana Elizabeth Turner, unmarried by Warranty Deed from Patrick McCann and wife, Mary Ann A. McCann, dated May 18, 2006, recorded May 30, 2006, of record in Instrument No. 20060530-0062740, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3741 Priest Lake Drive, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **May, 2014.**

GRANTOR(S)

Jana Turner Blick

Michael Ray Blick

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jana Turner Blick f/k/a Jana E. Turner, and her husband Michael Ray Blick to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **1st** day of **May, 2014.**

Notary Public

My Commission Expires:

6-1-15