WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-RR-14-508

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vincent E. Turley and Tara L. Turley	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
524 Diamond Drive	**2701 Wells Fargo Way**	**07108018300**
(ADDRESS)	(ADDRESS)	
Hurricane, WV 25526	**Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RUBEN GARCES AND MATT GOEDKEN, BOTH MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VINCENT E. TURLEY AND TARA L. TURLEY, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 104 on the Plan of Joywood Heights, Section One of record in Plat Book 1130, Page 91, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pauline McClain by deed from Terry F. Flatt and wife, Kim Flatt of record in Instrument No. 20050303-0023658, Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 3, 2005. (Value of consideration shown in aforementioned deed $68,800.00.)

Being the same property conveyed to Federal National Mortgage Association by deed from Union Planters Bank, N.A., d/b/a Regions Mortgage of record in Instrument No. 20130515-0048918, Register's Office for Davidson County, Tennessee, dated April 29, 2013 and recorded on May 15, 2013. (Value of consideration shown in aforementioned deed $62,346.04.)

Being the same property conveyed to Ruben Garces and Matt Goedken by deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20130718-0074315, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 18, 2013. (Value of consideration shown in aforementioned deed $67,000.00.)

This property was never a primary or marital residence of grantors herein.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantees herein
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
- Subject to terms and conditions of deed in Instrument Number 20130718-0074315, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Norton Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140034985 DEEDWARR
Recvd: 05/20/14 10:05 2 pgs
Fees:13.00 Taxes:377.40

20140520-0043173

Witness my/our hand(s) this the 14th DAY OF MAY, 2014.

Ruben Garces

Matt Goedken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212