WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires June 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$640,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Climaco	NEW OWNER	145000128000
(NAME)	(NAME)	
424 Cumberland Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Carl Columbus Turner, III, and/or Lori Kaye Turner, Trustees of The Carl & Lori Turner, III, Living Trust, established by the Revocable Trust Agreement of Carl Columbus Turner, III and Lori Kaye Turner by Warranty Deed dated 01/07/2014,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Climaco and wife, Christine Climaco**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised Final Plat of Lots 4 & 5 "2002 Tyne" of record in Plat Book 8250, page 470, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Included in this description but excluded from this conveyance is that property conveyed to the City of Forrest Hills, Tennessee, by deed of record in Book 9774, page 497, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl C. Turner, III and wife, Lori K. Turner by Warranty Deed dated 10/23/2006 from Charles Wilford Brinkley, Jr., Trustee of the Sherry Lynn Hendley Brinkley Revocable Trust dated October 1, 1996 of record in Instrument 200610240131632, Register's Office for Davidson County, Tennessee and further conveyed to Carl Columbus Turner, III, and/or Lori Kaye Turner, Trustees of The Carl & Lori Turner, III, Living Trust, established by the Revocable Trust Agreement of Carl Columbus Turner, III and Lori Kaye Turner by Warranty Deed dated 01/07/2014 from Carl Columbus Turner, III and Lori Kaye Turner of record in Instrument 201401160004384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **2020 Sunset Hills Terrace, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20140039347 DEEDWARR
Recvd: 06/04/14 14:46 2 pgs
Fees:13.00 Taxes:2368.00

20140604-0048567

Witness my hand this 30th day of May, 2014.

By: _____ Trustee
Carl Columbus Turner, III, Trustee

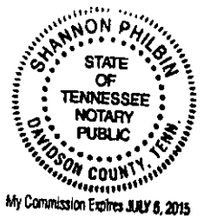
_____ Trustee
Lori Kaye Turner, Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Columbus Turner, III and/or Lori Kaye Turner, Trustees, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Trustees for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF MAY, 2014.

Commission expires:



_____
Notary Public