THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050954** BILL GARRETT, Davidson County Trans:T20140041255 DEEDWARR Recvd: 06/11/14 14:46 2 pgs Fees:13.00 Taxes:1350.50 20140611-0050978	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Justin Head and Laura Head 5401 Hill Road Circle Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. Part of: 160-00-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edd Reece Turner, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Head and Laura Head, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, D C KELLEY'S SUBDIVISION OF SCALES AND WILKINSON LANDS, as shown on plat of record in Plat Book 421, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Affidavit of Heirship as recorded on the 16th day of April, 2014 in Instrument No. 20140416-0031773; Last Will and Testament as recorded on the 15th day of September, 2000 in Instrument No. 20000915-0091935; Last Will and Testament as recorded on the 15th day of September, 2000 in Instrument No. 20000915-0091934; Quitclaim Deed from Amelia J. Turner to Edd Reece Turner, Jr. as recorded on the 18th day of October, 1971 in Deed Book 4545, Page 679; Quitclaim Deed from Edd Reece Turner Jr., and wife, Nena F. Turner to Amelia J. Turner as recorded on the 30th day of December, 1971 in Deed Book 4565, Page 69 and Deed from Willa Katherine Vaughn (widow of Robert H. Vaughn) to Reece Turner and wife, Amelia J. Turner as recorded on in Deed Book 1085, Page 459, in the Register's Office of Davidson County, Tennessee.

Sandra R. Turner, wife of Edd Reece Turner, III, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D C KELLEY'S SUBDIVISION OF SCALES AND WILKINSON LANDS, as recorded in Plat Book 421, Page(s) 13.

This is improved property located at 775 Hill Road Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of June, 2014.

Edd Reece Turner, III

Sandra R. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edd Reece Turner, III and Sandra R. Turner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014