Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

**Prepared By ~~& Return To:~~**
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4023

BILL GARRETT, Davidson County
Trans:T20140046696 DEEDWARR
Recvd: 07/01/14 10:28 2 pgs
Fees:13.00 Taxes:1479.63
20140701-0057560

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.

Affiant

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

Notary Public

Commission Expiration: 12/18/17

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**ADDRESS OF NEW OWNER:**
**Stephen P. Turnbloom**
**6449 Riverplace Drive**
**Nashville, TN 37221**

**SEND TAX BILLS TO:**
**Highlands Residential Mtg.**
**12001 N. Central Expwy #750**
**Dallas, TX 75243**

**MAP-PARCEL:**
**126160A19900C0**

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## WARRANTY DEED

FOR AND IN 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,

**Ronald C. Smith and Jeanie Johnson, as joint tenants with rights of survivorship**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephen P. Turnbloom and Tebeth B. Turnbloom, husband and wife**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 19, on the Plan of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, as joint tenants with rights of survivorship, on 05/29/2009 by deed from Ronald C. Smith and Victor Hazelwood, Trustee, filed for record on 06/17/2009 in Instrument No. 20090617-0056340, in the Register's Office for Davidson County Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 6449 Riverplace Drive, Nashville, TN 37221

**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, his heirs and assigns forever; and we do covenant with 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, his 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.**

Witness my hand this 25 day of June, 2014.

Ronald C. Smith

**Ronald C. Smith**

Jeanie Johnson

**Jeanie Johnson**

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2014.

DeAnna Gwyn

Notary Public

Commission Expiration: 11/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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