Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$167,000.00~~ $165,000.00 Affiant Subscribed and sworn to before me, this 30 day of June 2014. Notary Public My Commission Expires: 11-3-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amber Johnson 517 Griffin Circle Hermitage, TN 37076	~~New Owner~~ Franklin American Mortgage 501 Corporate Centre Dr #400 Franklin Tn 37067	Tax Parcel ID No. 064-16-0E-039.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEOFFREY P. TURNER AND WIFE, ELAINE R. TURNER** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **AMBER JOHNSON, UNMARRIED** ("Grantee"), her 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 all of Unit 39, in Building 11, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record as Instrument No. 20061025-0132473, as amended as Instrument Nos. 20061106-0137656 and 20071105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to GEOFFREY P. TURNER AND WIFE, ELAINE R. TURNER, by deed from PHILLIPS BUILDERS, LLC, of record as Instrument No. 20080204-0011175, dated January 31, 2008, said Register's Office.

This is improved property commonly known as: **517 Griffin Circle, Hermitage, TN 37076**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

BILL GARRETT, Davidson County
Trans:T20140046851 DEEDWARR
Recvd: 07/01/14 13:40 2 pgs
Fees:13.00 Taxes:610.50
20140701-0057759

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27 day of June, 2014.

GEOFFREY P. TURNER

ELAINE R. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **GEOFFREY P. TURNER AND ELAINE R. TURNER,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of June, 2014.

Notary Public

My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

Return to:
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