NEW OWNER:

Jeff M. Meador
318 Bonnalynn Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0540

Map 075 Group 13-0 Parcel 171.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/16/14 08:15 3 pgs
Fees:18.00 Taxes:425.50
20140716-0062570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFF TURNER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JEFF M. MEADOR** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 59 on the Map of Hermitage Hills Subdivision, as of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alton Glenn Turner with a Life Estate and Jeff Turner, as Tenants in Common with Full Rights of Survivorship, by Quitclaim Deed from Alton Glenn Turner, unmarried, dated April 9, 2013, and of record in Instrument No. 20130412-0036200. See also Warranty Deed in Instrument No. 20121205-0111858, Register's Office for Davidson County, Tennessee. Alton Glenn Turner passed away on September 6, 2013.

This is IMPROVED property known as 318 Bonnalynn Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 11 day of **July, 2014**.

Jeff Turner
JEFF TURNER

By: Brina Mathis, Attorney-in-Fact
Brina Mathis, Attorney-in-fact
Pursuant to Power of Attorney of Record in
Instrument No. 20140716-0062569, RODCT.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRINA MATHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for JEFF TURNER, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 11 day of **July, 2014**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

AFFIANT

Sworn to and subscribed to before me 11 day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

