WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140053204 DEEDWARR
Recvd: 07/23/14 11:35 2 pgs
Fees: 13.00 Taxes: 229.40
20140723-0065406

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

David P Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David P. Turner	NEW OWNER	Parcel ID:
1801 Kingsbury Drive		06013010800
Nashville, TN 37215		

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

Donald Epps and Ronald Epps, Devisees of the Estate of Edwina V. Epps

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David P. Turner and wife, Nancy O. Turner
hereinafter called the GRANTEES, their 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. 97, on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.

Said Lot No. 97 fronts 56.2 feet on the northerly margin of Combs Drive and extends back 124.2 feet on the easterly line and 130.4 feet on the westerly line to a dead line in the rear measuring 46.7 feet thereon.

Being the same property conveyed to Edwina Epps by Quitclaim Deed from Elnora W. Epps of record in Book 9482, Page 242, said Register's Office. See also deed of record in Book 4446, Page 520, said Register's Office. The said Edwina Epps died intestate on May 7, 2012, leaving as Sole Beneficiaries the Grantors herein. See also Probate File #12-P-908, of record in Probate Court for Davidson County, Tennessee. See also Affidavit of Heirships of record in Instrument 20140723-0065404, and Instrument 20140723-0065405, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6253, Page 254, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 79, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2657 Combs Drive, Nashville, TN 37207

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.

Witness our hands this 22nd day of July, 2014.

Donald M. Epps
Donald Epps

Ronald Epps
Ronald Epps

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 Donald Epps and Ronald Epps, 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 22nd day of July, 2014.

My Commission Expires: 5/5/15

Notary Public

