THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2014. Notary Public MY COMMISSION EXPIRES: July 24, 2017 (AFFIX SEAL)

LAUREN H. POTTINGER
MY COMMISSION #FF039499
EXPIRES July 24, 2017
(407) 398-0153 FloridaNotaryService.com

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Mayberry	New Owner	
701 Brent Glen Place		161050B00900CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Turpen, married,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brandon Mayberry, unmarried,**

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. 9 on the Plan of Section Revision, Brentwood Glen of record in Plat Book 8250, Page 420, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marsha P. Shutt, an unmarried person by deed from Eddie E. Shutt, an unmarried person of record in Book 10909, page 223, Register's Office for Davidson County, Tennessee, dated April 24, 1998 and recorded on April 30, 1998. Marsha P. Shutt died on November 30, 2013, leaving the herein described property to her son, Timothy Turpen, pursuant to her Last Will and Testament entered in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 14P201.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **701 Brent Glen Place, Nashville, TN 37211,** and has never been the primary residence of Grantor or Grantor's spouse.

BILL GARRETT, Davidson County
Trans:T20140054619 DEEDWARR
Recvd: 07/29/14 10:05 2 pgs
Fees:13.00 Taxes:703.00
20140729-0067145

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 my this the 25TH day of July, 2014.

Timothy Turpen

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Turpen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of July, 2014.

My Commission expires: July 24, 2017

Notary Public

