BILL GARRETT, Davidson County
Trans:T20140055476 DEEDWARR
Recvd: 07/31/14 09:35 2 pgs
Fees:13.00 Taxes:699.30
20140731-0068207

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Victoria E. Manes	M & T Bank	09405007800
937 S. 13th Court	P.O. Box 5738	
Nashville, TN 37206	Springfield, OH 45501-5738	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Turnkey Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Victoria E. Manes and Claire Scalzi, as tenants by the entirety,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 82 on the Plan of Section one, revised Shelby Heights, as shown on plat of record in Book 2330, Page 171, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Turnkey Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Antoinette Edwards, recorded on May 1, 2014 in Instrument Number 20140501-0036677, Register's Office for Davidson County, Tennessee.

This property is improved property known as **937 S. 13th Court, Nashville, TN, 37206**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 2810, Page 475, Register's Office for said County; (2) all matters appearing of record in Plat Map Book 2330, Page 171, Register's Office for said County.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of July, 2014.

Turnkey Nashville, LLC, a
Tennessee limited liability company

By: _____
Christopher Milfred
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Christopher Milfred, Managing Member of Turnkey Nashville, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Managing Member.**

Witness my hand and official seal at this 30th day of July, 2014.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014053098