Box 14

return to: John T. Cook, P.C.

File 26340-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065122 DEEDWARR
Recvd: 09/03/14 08:32 2 pgs
Fees:13.00 Taxes:499.50
20140903-0080140

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2014.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter F. Kurland **Shannon Wood**	**Owner**	**Map 091-11-0 Parcel 060-00**
1031 Balmoral Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wayne A. Turner and Jessee D. Turner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter F. Kurland and Shannon Wood, husband and wife

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. 911 and the west 12 1/2 feet of Lot No. 909 of Block 132 on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 911 and west 12 1/2 feet of Lot No. 909 front together 37 1/2 feet on Illinois Avenue and runs back between parallel lines, 150 feet according to said plan.

Being the same property conveyed to Wayne A. Turner and Jessee D. Turner, husband and wife, by Deed dated July 7, 2008 from William J. Lyles and Gladys M. Lyles, husband and wife, of record in Instrument No. 20080707-0069913, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 57, Pages 74 and 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5006 Illinois Avenue, Nashville, TN 37209**

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 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/our hand(s) this **2nd** day of **September, 2014.**

Wayne A. Turner

Wayne A. Turner

Jessee D. Turner

Jessee D. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wayne A. Turner and Jessee D. Turner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17