BILL GARRETT, Davidson County
Trans:T20140071496 DEEDWARR
Recvd: 09/24/14 10:09 2 pgs
Fees:13.00 Taxes:1406.00
20140924-0087690

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: RB140890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Turnier et al 305 Harrison Street Nashville, TN 37219	Same address as new owner	082 13 0E 118.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JUSTIN A. SANDERS, UNMARRIED AND BRITTNEY M. RECTOR, UNMARRIED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RON TURNIER AND MOLLIE TURNIER, HUSBAND AND WIFE AND MONTY CRAWFORD AND ANGELA CRAWFORD, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit #118 with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development recorded as Instrument #20080104-0001256, and amended by surveyors certificate of correction of record in Instrument #20080111-0003637, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Justin A. Sanders, unmarried and Brittney M. Rector, unmarried, by Warranty Deed from Justin A Sanders, an unmarried man, dated 4/22/2013, recorded 5/7/2013, of record in Instrument #20130507-0045911, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Master Deed of District Lofts, a Condominium Development recorded as Instrument #20080104-0001256, and amended by surveyors certificate of correction of record in Instrument #20080111-0003637; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County,

Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 305 Harrison Street, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of August, 2014.

JUSTIN A. SANDERS

BRITTNEY M. RECTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Justin A. Sanders and Brittney M. Rector, 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 seal, this the 15th day of August, 2014.

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Printed Notary Name

My commission expires: 8/16/14

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222

This Instrument Prepared By:
Lee B. Harris - Attorney at Law
Limestone Title and Escrow, LLC
320 Whittington Pkwy. #108
Louisville, KY 40222
(502) 632-2277