BILL GARRETT, Davidson County
Trans:T20140086589 DEEDWARR
Recvd: 11/17/14 16:05 2 pgs
Fees:13.00 Taxes:595.70
20141117-0106005

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert M. Clifford & Kimberly J. Bowers
2136 Guaranty Drive
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 095-02-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Randy Wayne Turner, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Robert M. Clifford, a single person, and Kimberly J. Bowers, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Donelson Hills of record in Plat Book 2331, Pages 22 and 23, in 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 Randy Wayne Turner, a single person by deed from Eric Sox, married of record in Instrument No. 20060526-0062118 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 26, 2006.

This is improved property known as: **2136 Guaranty Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page 22, and restrictions in Book 2396, page 365, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of October, 2014.

Randy Wayne Turner

STATE OF CALIFORNIA
COUNTY OF Sacramento

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Randy Wayne Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2014.

NOTARY PUBLIC

GREGORY LYNN NELSON
COMM. #1959384
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. DEC. 1, 2015

My Commission Expires: 12/1/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$161~~,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

File No: 147513