# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089765 DEEDWARR
Recvd: 12/01/14 12:27 2 pgs
Fees:13.00 Taxes:1850.00
20141201-0109912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Swaran Singh Turka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2014.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

**THIS INSTRUMENT WAS PREPARED BY:**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Swaran Turka** | **Same As New Owner** | **Map 30** |
| (NAME) | (NAME) | **Parcel 55.00** |
| 5500 Clarksville Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | | |
| (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, WE, **CLARENCE M. LOVELL AND BRENDA G. LOVELL, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SWARAN TURKA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVISON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harris No. 2 Subdivision, of record in Book 6200, page 449, Regist4er's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Clarence M. Lovell and wife, Brenda G. Lovell by Warranty Deed from Tommy Owen and wife, Thelma Ann Owen, filed for record on December 22, 1994 in Book 9554, page 215, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Williamson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 6200, page 449, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5500 Clarksville Pike, Joelton, TN 37080**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 26th day of November, 2014.**

Clarence M. Lovell

Brenda G. Lovell

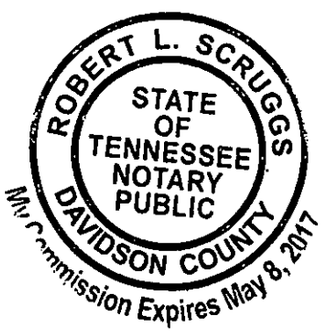
**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, of said County, **Clarence M. Lovell and Brenda G. Lovell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2014.

Commission expires:




Notary Public