WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095430 DEEDWARR
Recvd: 12/22/14 08:41 2 pgs
Fees: 13.00 Taxes: 691.90
20141222-0116624

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

STATE OF TENNESSEE
COUNTY OF Davidson/Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven Craig Davis	Same	Parcel ID:
304 Clearlake Drive West		13606013500
Nashville, TN 37217		

FOR AND IN 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

Robert D. Turner and wife, Catherine M. Turner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven Craig Davis and wife, Molly Davis

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. 449 on the Plan of Priest Lake Park, Section 7A, of record in Book 5200, Page 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Robert D. Turner and wife, Catherine M. Turner by deed from Michael D. Law and Kimberly M. Law, of record in Book 10916, Page 595, dated April 29, 1998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5499, Page 879 and Book 6007, Page 827, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Page 107, 108, and 109, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 304 Clearlake Drive West, Nashville, TN 37217

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 24th day of November, 2014.

Robert D. Turner

Catherine M. Turner

Catherine M. Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Turner and Catherine M. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 2014.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.