BILL GARRETT, Davidson County
Trans:T20150011937 DEEDQC
Recvd: 02/18/15 11:45 2 pgs
Fees:12.00 Taxes:0.00
20150218-0014056

THIS INSTRUMENT PREPARED BY:
Jeff Farris
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
David Turner	David Turner	081-150-04800
1801 Kingsbury Lane	1801 Kingsbury Lane	
Nashville, TN 37215	Nashville, TN 37215	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Westwood Communities, Inc., hereinafter referred to as the "GRANTOR" and David Turner, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Westwood Communities, Inc., has this day quitclaimed unto David Turner, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 in S.A. Champion's Subdivision of Lots Nos. 85 to 228 inclusive and Lots Nos.: 235 to 252 inclusive on the Plan of Harding Lots, as of record in Book 21, page 80, Register's Office for said County, the plan of said subdivision being of record in Book 161, page 132, said Register's Office.

Said Lot No. 97 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Westwood Communities, Inc. on 10/12/2012, by deed from Antoinette Martin Hayes, Executrix of the Wess B. Martin Estate and Wesley Bryant Martin, Jr. and Mary Martin Suggs and Carl Wayne Martin and Cathleen Dianetta Martin and Leonard Wade Martin and Antoinette Martin Hayes, filed for record on 12/28/2012 in Instrument No. 20121228-0120083, Register's Office for Davidson County, Tennessee.

Said Property is Improved and known as: 1507 22nd Avenue North, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 16 day of Jan., 2015.

Westwood Communities, Inc.
By: Howard L. Caughron, President

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Howard L. Caughron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the **President of Westwood Communities, Inc.** and who acknowledged that he/she/they executed the within instrument for the purposes therein contained in his capacity as **President of Westwood Communities, Inc.**

Witness my hand and official seal this 14 day of Jan., 2015.

D. Gwyn
Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN

County of Sumner

The Actual Consideration of this transfer is $ 0

Lynne Ward
Affiant

Subscribed and sworn before me this 14 day of Jan., 2015.

My commission expires 5/8/18

D. Gwyn
Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY