BILL GARRETT, Davidson County
Trans:T20150027267 DEEDWARR
Recvd: 04/13/15 09:47 2 pgs
Fees:13.00 Taxes:2371.70
20150413-0032142

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$641,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2015.

Notary Public

My commission expires: 6-24-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory G. Turner	**NEW OWNER**	**160-06-0-006.00**
778 Hill Rd.		
Brentwood, TN 37027		

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, I,

Mike May,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory G. Turner,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

A tract of land in the 6th, formerly 8th, Civil District of said County, being the westerly part of Lot No. 16 in the subdivision of the Baxter 110 acre tract, not of record, described according to survey by Z. J. Wilkinson, Surveyor, July 3, 1948, as follows:

Beginning in the center of the county road, known as Hill Road, at the corner of Lot Nos. 15 and 16; thence with the line between said two lots, north 5° east 488.8 feet to the corner of Lots Nos. 8, 9, 15 and 16; thence with the line between Lots Nos. 9 and 16, south 85° east 45.6 feet; thence south 5° west 488.8 feet to the center of said Road; thence with the center of said Road, north 85° west 45.6 feet to the beginning.

Being the same property conveyed to FORREST M. MAY AND WIFE, MAI L. MAY, by deed from JOHN L. MILLS AND WIFE, VERA MILLS, of record in Book 1663, page 505, dated July 27, 1948, said Register's Office. Forrest M. May having since died on or about January 12, 1992 and the said Mai L. May a/k/a Mary Louise May having since died on or about July 3, 1996 devising subject property to Mike May pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 96P-1777, a certified copy of which is of record in Instrument No. 20130107-0001776, said Register's Office.

Tract II

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being Lot No, 15, on the unrecorded plan of the subdivision of the Baxter 110-acre tract of land, east of the Franklin Turnpike Road, described according to a survey made January 10, 1918, by Erie Drake, County Surveyor for said County, as follows:

Beginning at the intersection of the center lines of the Old Franklin Turnpike Road and Hill Road; and running thence south 35° east with the center of said Hill Road, 492 feet to the southwest corner of Lot No. 16 on said plan; thence north 5° east, with the line between said Lot Nos. 15 and 16, 488.8 feet to the common corner of Lot Nos. 8, 9, 15 and 16; thence north 85° west, with the line between said Lot Nos. 8 and 15, 554 feet to the center of the Old Franklin Turnpike Road; and thence south 2° east, with the center of said old road, 493 feet to the beginning, containing 5.86 acres, more or less,

Being the same property conveyed to FORREST M. MAY AND WIFE, MAI L. MAY, by deed from J. B. LORING AND WIFE, LAURA L. LORING, of record in Book 1489, page 427, dated May 26, 1947, said Register's Office. Forrest M. May having since died on or about January 12, 1992 and the said Mai L. May a/k/a Mary Louise May having since died on or about July 3, 1996 devising subject property to Mike May pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 96P-1777, a certified copy of which is of record in Instrument No. 20130107-0001776, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **808 Hill Rd., Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does convey with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further convey and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my/our hand(s) this 10th day of April, 2015.

Mike May

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mike May**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **April, 2015.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY