Davidson County DEEDWARRSP
Recvd: 04/16/15 11:21 5 pgs
Fees:28.00 Taxes:1426.35
20150416-0033673

This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #26992-1-1

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Full Service Residential Solutions, LLC 5100 Linbar Drive, Suite 105 Nashville, TN 37211	New Owner	Map 148 Parcel 171

32221

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, J. Donald Turner and Lula S. Turner, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Full Service Residential Solutions, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of the resubdivision of Lot 4, Century Park, of record in Book 5200, Page 370, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the northeast margin of Linbar Drive, said iron pin being the most southerly corner of the Robert D. Fulcher property, as of record in Book 5396, Page 391, Register's Office for Davidson County, Tennessee; thence leaving the Linbar Drive margin and with Fulcher's southeast boundary line, north 47° 23' east, 142.28 feet to an iron pin in a fence row in the southwest margin of I-24; thence, leaving said Fulcher Property and with the fence and the I-24 southwest margin, south 30° 14' east,180.50 feet to an iron pin; thence, leaving said fence row and I-24 margin and with a new line separating the property herein described and the Browning and Scott property, as of record in Book 4903, Page 490, south 59° 51' west, 128.78 feet to an iron pin in the northeast margin of Linbar drive; thence, with said Linbar Drive margin, north 30° 9' west, 52.77 feet to a concrete monument at the point of curvature of a curve to the left; thence with said curve having a central angle of 12° 28' 42" and a curve length of 97.74 feet back to the point of beginning containing 0.50 acres (21,780 square feet) more or less.

Being the same property conveyed to J. Donald Turner and wife, Lula S. Turner by deed from Harris & Ezell Equipment Company, a Tennessee general partnership, of record in Book 9494, Page 552, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 5100 Linbar Drive, Nashville, Tennessee 37211.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 15th day of April, 2015.

J. Donald Turner

Lula S. Turner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Donald Turner and Lula S. Turner, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of April, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $385,500.00.

Affiant

Subscribed and sworn to before me this
15th day of April, 2015.

Notary Public
My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) Matters shown on the Plan of record in Plat Book 5200, Page 370, Register's Office for Davidson County, Tennessee

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

