THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043654** BILL GARRETT, Davidson County Trans:T20150034591 DEEDWARR Recvd: 05/05/15 14:39 2 pgs Fees:13.00 Taxes:2386.50 20150505-0040993	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $645,000.00. Mckenzi Jeersley Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Sheri Sands and Paul Foley 717 VAIL CT Nashville TN 37215-1849	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12E-148.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Turner and spouse, Grace M. Turner** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sheri Sands and Paul Foley, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Greystone of record in Book 6200, Page 60, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Turner and spouse, Grace M. Turner by Warranty Deed from James William Brewer and spouse, Laura K. Ashby, recorded on the 21st day of April, 2010 in Instrument No. 20100421-0030232, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREYSTONE, as recorded in Plat Book 6200, Page(s) 60.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6300, Page 751, amended at Instrument No. 20010808-0085078.

Terms and provisions of by-Laws recorded in Book 6300, Page 751 (Exhibit "B"), amended at Instrument No. 20010808-0085078.

This is improved property located at 717 VAIL CT Nashville, TN 37215-1849.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2015.

Robert J. Turner

Grace M. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Turner and Grace M. Turner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018