THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054145** BILL GARRETT, Davidson County Trans:T20150043550 DEEDWARR Recvd: 06/03/15 13:33 2 pgs Fees:13.00 Taxes:3219.00 20150603-0051850	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $870,000.00 Affiant Subscribed and sworn to before me, this 28th day of May, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: H. Calister Turner, III and Jennifer Turner 5875 FREDRICKSBURG DR Nashville TN 37215-4817	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14506000200

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, **William Slonecker and wife, Betty J. Slonecker** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **H. Calister Turner, III and Jennifer Turner, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for said County.

Being the same property conveyed to William Slonecker and wife, Betty J. Slonecker by Warranty Deed from Robert P. Sherman and wife, Joan G. Sherman, recorded on the 11th day of April, 1966 in Deed Book 4004, Page 498, 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 LAUREL RIDGE, SECTION 2, as recorded in Plat Book 3600, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3611, Page 502.

Easement recorded in Book 8045, Page 688.

This is improved property located at 5875 FREDRICKSBURG DR Nashville, TN 37215-4817.

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 28th day of May, 2015.

William Slonecker

Betty J. Slonecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Slonecker and Betty J. Slonecker, 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 28th day of May, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018