BILL GARRETT, Davidson County
Trans:T20150044123 DEEDWARR
Recvd: 06/04/15 15:53 2 pgs
Fees:13.00 Taxes:932.40
20150604-0052557

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2015,

Notary Public

MY COMMISSION EXPIRES: 11-5-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lesley A. Boyd and Nancy Shanley	Fifth Third Mortgage Company	084 11 0 086.00
(NAME)	(NAME)	
2212 Selma Avenue	5001 Kingsley Drive, Mail Drop: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand Nine Hundred And No/100 Dollars ($252,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda M. Turner, a widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lesley A. Boyd, an unmarried woman and Nancy Shanley, a single woman, as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 101 Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for said County.

Said Lot No. 101 fronts 160 feet on the northerly side of Selma Avenue and runs back between lines 411.5 feet on the westerly line and 140 feet on the easterly line to a line at the rear measuring 45 feet thereon.

Being the same property conveyed to James Edward Turner and wife, Linda M. Turner by Warranty Deed from Bobby G. Doss, Sr., and wife, Sue C. Doss dated May 9, 1975 and recorded May 16, 1975 in Book 4913, Page 290, in said Register's Office for Davidson County, Tennessee. The said, James Edward Turner, having since died on August 16, 2010, vesting property to Linda M. Turner as the surviving tenant by the entirety.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2212 Selma Avenue, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 4th day of June, 2015.

Linda M. Turner

Linda M. Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Linda M. Turner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)



File Number: MFR-152135