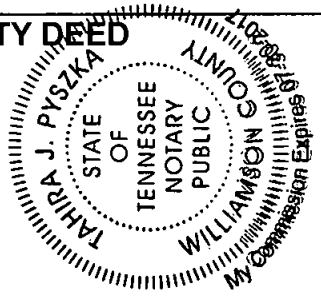
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20150051779 DEEDWARR
Recvd: 06/29/15 09:45 2 pgs
Fees:13.00 Taxes:965.70
20150629-0062044

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Turner	Churchill Mortgage	064080A04900CO
(NAME)	(NAME)	
3201 Quiet Tree	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Glenn M. Roberts, an unmarried man and Andrea M. Roberts, an unmarried woman**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Stephen Turner and Tammy Turner, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 88 on the Plan of Section Two, Merritt Downs of record in Instrument No: 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn M. Roberts and Andrea M. Roberts, husband and wife by Warranty Deed dated 06/05/2006 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 20060607-0067216, Register's Office for Davidson County, Tennessee.

The said Glenn M. Roberts and Andrea M. Roberts having since divorced by final divorce decree filed on 3/25/2015 in docket # 14D-2266, IN Davidson County Court. are now unmarried.

All matters as set forth per Instrument 200309040128443, said Register's Office.

Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200106040057881, said Register's Office.

Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 00107020069864, said Register's Office.

First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200403300035673, said Register's Office.

Second Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200407160085315, said Register's Office.

Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200411230140102, said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Charter of Merritt Downs Homeowners Association, Inc of record in Instrument 200106080060785, said Register's Office.

Restated Charter of Merritt Downs Homeowners Association, Inc of record in Instrument 200111270129417, said Register's Office.

Quitclaim Deed of record in Instrument 200404070039569, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3201 Quiet Tree, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 12th day of June, 2015.

Glenn M. Roberts

Andrea M. Roberts

State of Tennessee
County of Wilson

Personally appeared before me Glenn M. Roberts and Andrea M. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2015.

Notary Public
My Commission Expires: 5-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01291-12053
SMG TN Warranty Deed