Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $82,500.00

Affiant

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

Notary Public
My commission expires: 3.8.16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Turnkey Nashville, LLC 708 Glenview Dr Nashville, TN 37206	New Owner	093-08-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce Tatum Owens,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Turnkey Nashville, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shelby Heights, Section 2, as of record in Plat Book 2854, page 5, Register's Office for said County.

Said Lot No. 1 fronts 90.53 feet on the southeasterly side of Glenview, formerly Crutcher Street, and runs back 170.3 feet on the easterly line and 144.5 feet on the southwesterly line to a point, said lot being triangular in shape.

Being the same property conveyed to JOSEPH D. TATUM AND WIFE, MINERVA R. TATUM, by deed from B & D DEVELOPMENT COMPANY, of record in Book 2881, page 445, dated March 18, 1959, said Register's Office. The said Joseph D. Tatum having since died leaving Minerva R. Tatum as the surviving tenant by the entirety. Then the said Minerva R. Tatum having since died intestate on or about October 24, 2012, leaving Joyce Tatum Owens as the only heir at law. For further reference see Affidavit of Heirship of record as Instrument No. 20150720-0070521, said Register's Office.

This property is improved property known as 708 Glenview Dr, Nashville, TN, 37206

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150058800 DEEDWARR
Recvd: 07/20/15 10:16 2 pgs
Fees:13.00 Taxes:305.25
20150720-0070522

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 my hand this the 15th day of July, 2015.

Joyce Tatum Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Tatum Owens** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of July, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015073764