(2) Box 36

BILL GARRETT, Davidson County
Trans:T20150060327 DEEDWARR
Recvd: 07/23/15 14:32 3 pgs
Fees:18.00 Taxes:325.60
20150723-0072500

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Turnbull Partners, LLC 381 Mallory Station Rd., Ste. 204 Franklin, TN 37067	SAME	119100-177.00

THIS INDENTURE, made this 17th day of July, 2015 between

Judith Harrison and husband, David Harrison

of Orange County, California, hereinafter referred to as **Grantors**, and

Turnbull Partners, LLC, a Tennessee Limited Liability Company

of Williamson County Tennessee, hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 4 fronts 75 feet on the east side of Hartford Drive and runs back between lines, 150 feet on the north line, 151 feet on the south line to a dead line on which it measures 97 feet.

Being the same property conveyed to Judith Harrison and husband, David Harrison by Deed dated March 10, 2006 from Stephen Chaisson, unmarried, of record in Instrument No. 20060314-0029344, in the Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2820 Hartford Drive, Nashville, TN 37210.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Judith Harrison
Judith Harrison

David Harrison by Judith Harrison
David Harrison by Judith Harrison, Attorney in Fact
Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judith Harrison, 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 at office in Laguna Niguel, California on this the 17th day of July, 2015.

See attached acknowledgement for Judith
Notary Public

My Commission Expires: 12-16-18

STATE OF CALIFORNIA
COUNTY OF ORANGE

ANN GERLETTE
Commission # 2090528
Notary Public - California
Orange County
My Comm. Expires Dec 16, 2018

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of David Harrison, as his Attorney in Fact, as the free act and deed of the within named David Harrison. Witness my hand and official seal on July 17th, 2015.

Notary Public

My Commission Expires: 12-16-18

STATE OF CALIFORNIA
COUNTY OF ORANGE

ANN GERLETTE
Commission # 2090528
Notary Public - California
Orange County
My Comm. Expires Dec 16, 2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $88,000.00.

June Lowell
Affiant

Sworn to and subscribed before me, this 17th day of July, 2015.

Notary Public

My Commission Expires:

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 7-17-15 before me, Ann Gerlette, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Judith Harrison
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ANN GERLETTE
Commission # 2090528
Notary Public - California
Orange County
My Comm. Expires Dec 16, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warrenty Deed Document Date: 7-17-15
Number of Pages: Two Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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