WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/15 15:34 2 pgs
Fees:13.00 Taxes:1165.50
20150724-0073131

15-07-004

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of July, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GREGORY J. LAWLER & ANN TURBIN	SWBC	155-08-0C
(NAME) 6761 Autumnwood Drive	(NAME) 9311 San Pedro #100	262.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **BITA F. TURBIN, TRUSTEE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY J. LAWLER AND ANN TURBIN, HUSBAND AND WIFE**, 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, to-wit:

LAND in Davidson County, Tennessee being Lot No. 22 of Poplar Creek Estates Subdivision, Phase IV, of record in Book 9700, Page 195, said Register's Office, to which plan reference is hereby made for a complete description.

BEING the same property conveyed to Bita F. Turbin, Trustee of the Bita F. Turbin Revocable Living Trust dated September 24, 2001, from Bita F. Turbin, Individually, of record in Instrument No. 20070808-0094782, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Poplar Creek Estates, of record in Book 9472, Page 824, as amended in Book 10425, Page 93, and restated in Book 11356, Page 662, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6761 Autumnwood Drive, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, my hand, this 17 day of July, 2015.

Bita F. Turbin

Bita F. Turbin, Trustee of the Bita F. Turbin Revocable Living Trust

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bita F. Turbin, Trustee of the Bita F. Turbin Revocable Trust**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago, Illinois, this 17 day of July, 2015.

Notary Public

Official Seal
J Brachmann
Notary Public State of Illinois
My Commission Expires 03/25/2019

My Commission Expires: 3/25/2019

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Pete Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Pete Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON