Davidson County DEEDWARR
Recvd: 09/10/15 12:11 2 pgs
Fees:13.00 Taxes:1035.63
20150910-0092029

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57781
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Lewellen 3321 Golf Club Lane Nashville, Tennessee 37215	Peoples Home Equity INC 150 N Seven Oaks Knoxville, TN 37922

TAX MAP PARCEL NUMBERS: 117070K01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia C. U. Turnbull, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Lewellen,* an unmarried person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** *AKA Matthew C. Lewellen

A Condominium Apartment in Davidson County, Tennessee, being Unit 3321 of Golf Club Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700, page 293, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patricia C.U. Turnbull, an unmarried person, by Warranty Deed from Glen O. Petta and wife, Debbie Petta, dated September 16, 2007 and recorded September 18, 2007, of record in Inst. NO. 20070918-0111613, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. NO. 20080821-0085841, said Register's Office, subject property was conveyed to David R. Turnbull IV. Subject property was further conveyed to Patricia C. U. Turnbull by Quitclaim Deed of record in Inst. No. 20101014-0082462, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 293, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 10283, page 431, Inst. No. 20050105-0001979, Inst NO. 20050330-0034571 amendment to By Laws in Inst. NO. 200406160071447, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Golf Club Place Homeowners Association of record in Book 10297, page 21, said Register's Office; Stormwater Detention Agreement of record in Book 9643, page 877, said Register's Office; Deeds of Conveyance of water and sewer lines to the Metropolitan Government of Nashville and Davidson County of record in Book 10131, page 838, said Register's Office.

This is improved property, known as 3321 Golf Club Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2015.

Patricia C. U. Turnbull

State of Tennessee

County of Davidson

On this 9th day of September, 2015, before me the undersigned authority, personally appeared Patricia C. U. Turnbull, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $279,900.00.

Affiant

Sworn and subscribed before me this 9th day of September, 2015.

Notary

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-05-2018

Shelly M Smith