THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 15095374** BILL GARRETT, Davidson County Trans:T20150088705 DEEDWARR Recvd: 10/19/15 11:07 2 pgs Fees:13.00 Taxes:421.80 20151019-0105981	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $114,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Deana Teaster 352 Keeton Avenue Old Hickory TN 37138	Send Tax Bills To: SWBC MORTGAGE CORP 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 043-04-0-045-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen M. Turley, and husband, Robert S. Turley,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deana Teaster,** unmarried ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. "S" on the unrecorded map showing the Subdivision of Lots Nos. 46 through 49 and 64 through 66 on the unrecorded Plan of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, August 2, 1959, and further described according to a survey made by John Kohl, November 26, 1976, as follows:

Beginning at a point in the southwesterly margin of Keaton Avenue, 1,776.45 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence South 44 deg. 12' west, 148.5 feet to a point; thence North 46 deg. 29' West, 72 feet, to a point; thence North 41 deg. 50' east, 130.7 feet, to the margin of Keaton Avenue; thence with the margin of said Avenue, South 59 deg. 21' East, 79.55 feet, to the point of beginning.

Being the same property conveyed to Ellen M. Turley and husband, Robert S. Turley by warranty deed from Harold Anthony Spencer and wife, Kimberly J. Spencer of record in Instrument No. 20000717-0070399 Register's Office for Davidson County, Tennessee, dated 07/14/2000 and recorded on 07/17/2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

This is improved property located at 352 Keeton Avenue Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2015.

Ellen M. Turley

Robert S. Turley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen M. Turley and Robert S. Turley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018