BILL GARRETT, Davidson County
Trans:T20150089657 DEEDWARR
Recvd: 10/21/15 10:56 2 pgs
Fees:13.00 Taxes:432.90
20151021-0107022

This Instrument Prepared By:
Athens Title & Escwow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Melanie Turner
3002 Lakeshore Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
InterLinc Mortgage Services LLC
10613 W Sam Houston PRK North Ste 200
Houston, TX 77064,

MAP 053
GROUP 12 0
PARCEL 157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark King, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Melanie Turner and Jonathan Turner, wife and husband**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the plan of Ramsay-Elizer Resubdivision of Dabbs & Elliot Subdivision, Section 18, of record in Book 2083, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark King by deed from Daryl Spicer, dated April 10, 2015, of record in Instrument No 20150415-0033375, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2083, page 5, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3002 Lakeshore Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Melanie Turner and Jonathan Turner, wife and husband**, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs 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 our hands this the 30th day of September 2015.

Mark King

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mark King, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $117,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September 2015.

NOTARY PUBLIC
My Commission Expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY