WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emerald Creek Properties, GP	SAME AS NEW OWNER	108-08-0-201
(NAME)	(NAME)	
P O Box 1489		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-1489		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150098364 DEEDWARR
Recvd: 11/19/15 09:34 2 pgs
Fees:13.00 Taxes:255.30
20151119-0117298

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara Turner, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Emerald Creek Properties, GP**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being the northeasterly portion of Lot 27 (described as the left portion of Lot 27 on previous deeds) on the Plan of East Lake Subdivision as of record in Book 5200, Page 342 and amended in Book 5800, Page 151, Register's Office for Davidson County, Tennessee and shown as Parcel No. 201 on the Davidson County Assessor's Map No. 108-8 and More particularly described as follows:

Beginning at a point in the easterly boundary of Lakeford Drive, said point being 50.76 feet in a northerly direction from the point where the easterly boundary of Lakeford Drive meets the common boundary of Lots 27 and 28, East Lake Subdivision; thence following said easterly line in a northerly direction 50.54 feet to a point; thence following a curve in a northeasterly direction a distance of 35.19 feet to a point; thence following another curve in an easterly direction 10.70 feet to a point; thence South 53 degrees 8 minutes 58 seconds East 71.15 feet to a point; thence South 36 degrees 51 minutes 04 seconds West 50 feet to a point; thence North 53 degrees 5 minutes 56 seconds West 111.60 feet to the point of beginning.

Being the same property conveyed to Barbara Turner, unmarried by Warranty Deed from Donna Nelson Gregory, unmarried, dated 2/26/1998 recorded 3/16/1998, of record in Book 10838, Page 931, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 151, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 5761, Page 355, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6005, Page 147, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3200 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 my hand this 16th day of November, 2015.

Barbara Turner

State of Tennessee
County of Wilson

Personally appeared before me Barbara Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122