Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160007115 DEEDWARR
Recvd: 01/27/16 11:31 2 pgs
Fees:13.00 Taxes:6521.25
20160127-0007866

JUDY A. CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,762,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2016.

Notary Public

My commission expires: 3-27-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anne Kristina Turner		
3823 Trimble Rd	SAME	130-07-0-150.00
Nashville, TN 37215-3101		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ELIZABETH FULLERTON CAIN, TRUSTEE OF THE ELIZABETH FULLERTON CAIN TRUST DATED AUGUST 27, 2014**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE KRISTINA TURNER, UMMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Resubdivision of (Partition) of Lot No. 23 and the Westerly half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, of record in Plat at Instrument No. 20121221-0117901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Splitting Aces, LLC, a Tennessee Limited Liability Company by Warranty deed from Irene Ritter, unmarried of record in Instrument No. 20121105-0101562 Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 05, 2012.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Splitting Aces, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140122-0006212 Register's Office for Davidson County, Tennessee, dated January 22, 2014 and recorded on January 22, 2014.

Being the same property conveyed to Elizabeth Fullerton Cain, Trusteetee of The Elizabeth Fullerton Cain Trust by Warranty deed from Colclasure Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141215-0114625 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 15, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3823 Trimble Rd, Nashville, TN 37215-3101.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of January, 2016.

Elizabeth Fullerton Cain, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Fullerton Cain, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of January, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017