BILL GARRETT, Davidson County
Trans:T20160016471 DEEDWARR
Recvd: 02/29/16 14:33 2 pgs
Fees:13.00 Taxes:947.20
20160229-0019071

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 256,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2016.

Notary Public

My commission expires: 11-25-2018

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian C Elmquist **Ashley B Elmquist**	NEW OWNER	**07203003000**
1125 McChesney Ave		
Nashville, TN 37126		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Phillip Turner and Heather Keeling now known as Heather Turner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian C Elmquist and Ashley B Elmquist, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 the westerly 1/2 of Lot No. 222 on the Plan of Revision of part of Inglewood Place, of record in Book 421, page 137, Register's Office for said County.

Said westerly 1/2 of Lot No. 222 fronts 50 feet on the northerly margin of McChesney Avenue and extends back between parallel lines, 205 feet to a dead line in the rear.

Being the same property conveyed to Phillip Turner, unmarried and Heather Keeling, unmarried, with right of survivorship by Warranty Deed from Earl Nelson dated 07/17/12 and recorded on 07/19/12 in Instrument No. 20120719-0063473, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1125 McChesney Ave, Nashville, TN 37126.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 my/our hand(s) this 25th day of February, 2016.

Phillip Turner

Heather Turner

Heather Turner

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Phillip Turner and Heather Turner, the within named Grantor(s), with whom I ~~am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2016.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY