WARRANTY DEED

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

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan K Roelofsz	First Community Mortgage, Inc., it's successors and.or assigns as their respective interests may appear	09501003000
(NAME)	(NAME)	
2120 June Drive	262 Robert Rose Drive Suite 101	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160036076 DEEDWARR
Recvd: 05/02/16 13:40 2 pgs
Fees:13.00 Taxes:569.80
20160502-0042782

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary Evelyn Turner a/k/a Evelyn S. Turner by and through her Attorney in Fact, Barry Stacy, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Megan K. Roelofsz, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Donelson Hills Subdivision, of record in Plat Book 2331, Pages 22-23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Turner and wife, Mary Evelyn Turner from Evan & Crockett Inc., a Tennessee Corporation by Warranty Deed dated September 6, 1956 of record in Book 2593, Page 289, Register's Office for Davidson County, Tennessee. The said Thomas E. Turner having since died.

***Power of Attorney executed by Evelyn S. Turner to Barry Stacy is being recorded simultaneously herewith in Instrument No. 20160502-0042781, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IN SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF DONELSON HILLS SUBDIVISION OF RECORD IN PLAT BOOK 2331, PAGES 22-23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2120 June Drive, Nasvhille, 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, her heirs and assigns forever; and I do covenant with the said

GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, 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 my hand this 29th day of April, 2016.

Mary Evelyn Turner a/k/a Evelyn S. Turner by Barry Stacy, attorney in Fact

Mary Evelyn Turner a/k/a Evelyn S. Turner by
Barry Stacy, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Barry Stacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Mary Evelyn Turner, acting as that person's agent and attorney in fact, and the said Barry Stacy acknowledged that he executed the foregoing instrument as agent and attorney in fact for Mary Evelyn Turner for the purposes therein contained.

WITNESS my hand and seal, this 29th day of April, 2016.

My Commission Expires:
11-5-19

Notary Public, ~~Deanie Gregory~~
Sandy Balent

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY