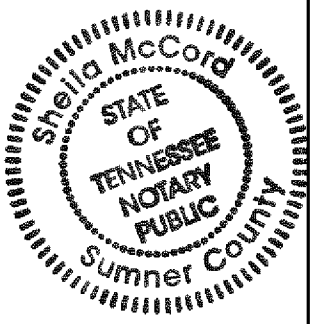
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/9/19

(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
Virgina W. Turner	Virgina W. Turner	054 14 0 023.00
(NAME)	(NAME)	
P.O. Box 957	P.O. Box 957	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37138	Hermitage, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/17/16 15:55 3 pgs
Fees:18.00 Taxes:1442.63
20160517-0049377

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, **David E. Cottrell and wife, Ashley Eller Cottrell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Virgina W. Turner**, hereinafter called the GRANTEE(S), her heirs and/or 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 82 on the plan of Section Two Brandywine Farms, as shown on plat of record in Book 3700, Page 28, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to David E. Cottrell and wife, Ashley Eller Cottrell by Warranty Deed from John Wendell Pile and wife, Jennifer B. Pile, dated 05/31/2007, in Instrument Number 20070612-0070379, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3700, Page 28, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded as Book 3816, Page 544, Book 3822, Page 851, Extension recorded as Book 6691, Page 977, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions recorded as Book 3936, Page 811, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument Number 20100421-0030132, in the Register's Office of Davidson County, Tennessee.

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 300 Rolling Mill Road, Old Hickory, TN 37138
(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), her 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), her 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 our hands this 12th day of May, 2016.

David E. Cottrell

Ashley Eller Cottrell

State of Tennessee
County of Wilson

Personally appeared before me David E. Cottrell and Ashley Eller Cottrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2016.

Notary Public Tracey Trumphour - MJ
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

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY