THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160042489 DEEDWARR
Recvd: 05/20/16 10:01 2 pgs
Fees:13.00 Taxes:925.00
20160520-0050658

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Paul Pinkas, Jr. and Louis Pierre Anderson-Morshead 320 ROSEBANK AVENUE Nashville, Tennessee 37206	Robert Paul Pinkas, Jr. and Louis Pierre Anderson-Morshead 200 West 20th Street Apt. #1503 New York, NY 10011	083-03-O-310.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES TURNER AND WIFE, STEPHANIE TURNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT PAUL PINKAS, JR. AND LOUIS PIERRE ANDERSON-MORSHEAD, as TENANTS IN COMMON,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davdison County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being the Lot 2 of Resubdivision of Lot 51, Plan of Brownsville, .32 acres - 125 X 91R, Map and Parcel number 083-03-0-310.00, Field Book Number 15DA 50900.

Being the same property conveyed to James Turner and wife, Stephanie Turner, by Warranty Deed from John Price and wife, Betty Price, of record in Instrument No. 20071003-0118140, dated 10/12/1994, recorded on 10/3/2007, Register's Office for Davidson County, Tennessee.

This is improved property known as **1100 ROBERTA STREET, NASHVILLE, TENNESSEE 37206 OR 320 ROSEBANK AVENUE, NASHVILLE, TN 37206 [This is a corner lot]**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **24th** day of **March, 2016**:

James Turner

Stephanie Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES TURNER AND STEPHANIE TURNER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON