39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052210 DEEDWARR
Recvd: 06/20/16 12:56 2 pgs
Fees:13.00 Taxes:902.80
20160620-0062490

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 370[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob F. Turner	FirstBank	126-15-0A-199:00
(NAME)	(NAME)	
8312 Trading Post Court	3500 Blue Lake Dr. Ste 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brittany McCollum FKA Brittany Tinch and Justin McCollum, wife and husband**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Jacob F. Turner and Kristin M Turner, husband and wife**, hereinafter called the GRANTEE(S), 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. 183 on the plan of Boone Trace At Biltmore, Section Four of record in Plat Book 9700, Pages 932-933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brittany Tinch, unmarried and Justin McCollum, unmarried as tenants in common with right of survivorship by Warranty Deed from Sharon L. Opheim, unmarried, dated 05/31/2013, recorded 06/05/2013, of record in Instrument No. 20130605-0057209, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 932-933, Boundary Plat of record in Plat Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7265, Page 657, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9342, Page 312, re-recorded in Book 9735, Page 931, Amendment to Restrictive Covenants of record in Book 10032, Page 813, Declarations of record in Instrument No. 20010717-0075902, in the Register's Office for Davidson County, Tennessee.
Easement contained in General Permit of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 3027, Page 261, Book 5446, Page 47, in the

Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4181, Page 383, Book 4225, Page 587, in the Register's Office for Davidson County, Tennessee.
Charter of Boone Trace Homeowner's Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Supplemental Declaration of Covenants Conditions and Restrictions for Boone Trace of record in Instrument No. 200001260008529, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Stream, as much as thereon may flow, from time to time.

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 8312 Trading Post Court, Nashville, TN 37221
(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), 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), 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 17th day of June, 2016.

Brittany McCollum

Justin McCollum

State of Tennessee
County of Williamson

Personally appeared before me Brittany McCollum and Justin McCollum, 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 17th day of June, 2016

Notary Public
My Commission Expires: 8/21/19

DONALD R. BARRETT JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-31961
SMG TN Warranty Deed