File Box 8

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-5309D

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20160063850 DEEDWARR
Recvd: 07/25/16 14:07 2 pgs
Fees:13.00 Taxes:1263.55
20160725-0076402

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald C. Koons and Heather Koons, husband and wife (NAME)	GUARNATY TRUST COMPANY (NAME)	72-14-K-2 CO
1206 Paris Ave (STREET ADDRESS)	316 ROBERT ROSE DRIVE (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	MURFREESBORO, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Timothy E. Turner and Leigh Allison Turner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald C. Koons and Heather Koons, 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 Unit No. B on the plan of 1120 CAHAL TOWNHOMES, a horizontal property regime with private elements as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140424-0034678, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with that certain grant of easement conveyed to the owner of Lot 14 for a private right-of-way over Lot 13 of record in Instrument No. 20060906-0110286, said Register's Office.

BEING a part of the same property conveyed to Timothy E. Turner and Leigh Alison Turner from Benjamin Ruoff, unmarried, by Deed dated December 30, 2013, as Instrument No. 20131231-0130947, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Grant of Easement for private right of way as recorded in Instrument No. 20060906-0110286, Register's Office for Davidson County, Tennessee.
3. Subject to Master Deed and Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument No. 20140424-0034678, Register's Office for Davidson County, Tennessee.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 165, Register's Office for Davidson County, Tennessee.

5. Party Wall Agreement as recorded in Instrument No. 20160606-0056549, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1120B Cahal Drive, Nashville, TN 37206.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of July, 2016.

Timothy E. Turner — July 22, 2016 Date

Leigh Alison Turner — July 22, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Timothy E. Turner and Leigh Alison Turner, husband and wife, the bargainor(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 and official seal, this 22nd day of July, 2016.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066