BILL GARRETT, Davidson County
Trans:T20160078584 DEEDWARR
Recvd: 09/08/16 08:57 2 pgs
Fees:13.00 Taxes:469.90
20160908-0094362

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1385

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 072-09-0-
P O Box 11891		Parcel 039.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael S. Turner and wife, Lauren R. Turner,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the MAP of Victory Heights Subdivision, of record in Plat Book 1130, page 97, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael S. Turner and wife, Lauren R. Turner by warranty deed dated May 9th, 2003 from Wanda J. Freeman of record in Instrument No. 20030516-0067471, said Register's Office.

This is not the personal, marital or primary residence of Grantee, his spouse, and/or any dependents.

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing on the plan of record in Book 1130, Page 97, said Register's Office.**

This is improved property commonly known as **942 Chickasaw Avenue, Nashville, TN 37207.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $127,000.00.

Affiant

Subscribed and sworn to before me this 30 day of August, 2016.

Notary public:
My commission expires: 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30 day of August, 2016.

MICHAEL S. TURNER **LAUREN R. TURNER**

[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 **MICHAEL S. TURNER AND LAUREN R. TURNER** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of August, 2016.

Notary Public
My Commission Expires: 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY