38210

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/16 15:02 3 pgs
Fees:18.00 Taxes:555.00
20161007-0106552

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF OCTOBER,

NOTARY PUBLIC

MY COMMISSION EXPIRES:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2016

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8560 KARPENKO JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen Karpenko	Highlands Residential Mortgage, Ltd	07108018300
508 Norton Avenue	12001 N. Central Expressway Suite 750	
Nashville, TN 37207	Dallas, TX 75243	

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 HEREBY ACKNOWLEDGE, WE,

VINCENT E. TURLEY AND TARA L. TURLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN KARPENKO, AN UNMARRIED MAN

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:

*Section One

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Joywood Heights, as of record in Plat Book 1130, Page 91, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vincent E. Turley and wife, Tara L. Turley, by Warranty Deed, dated May 14, 2014, from Ruben Garces and Matt Goedken, both married, recorded on the 20th day of May, 2014 in Instrument No. 20140520-0043173, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. All matters shown on the plat of JOYWOOD HEIGHTS, SECTION ONE, as recorded in Plat Book 1130, Page(s) 91, Register's Office for Davidson County, Tennessee.

c. Easement for Right-of-way, recorded in Book 834, Page 448, Register's Office for Davidson County, Tennessee.

This is improveds property known as 508 Norton Avenue, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on the 30th day of Sept., 2016.

Vincent E. Turley by
Tara L. Turley, attorney in fact

Vincent E. Turley, by Tara L. Turley,

as his Attorney-in-Fact

Tara L. Turley

Tara L. Turley

STATE OF WEST VIRGINIA
COUNTY OF Putnam

On the 30 day of September 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Tara L. Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Vincent E. Turley for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Vincent E. Turley.

Witness my hand and official seal at Hurricane, West Virginia.

Notary Public Susan L Runion
My Commission Expires: 8/13/17

NOTARY PUBLIC OFFICIAL SEAL
Susan L. Runion
State of West Virginia
My Commission Expires
August 13, 2017
3845 Teays Valley Rd.
Hurricane, WV 25526

STATE OF WEST VIRGINIA
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tara L. Turley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hurricane West Virginia, this 30 day of September 2016.

Notary Public Susan L Runion
My Commission Expires: 8/13/17

NOTARY PUBLIC OFFICIAL SEAL
Susan L. Runion
State of West Virginia
My Commission Expires
August 13, 2017
3845 Teays Valley Rd.
Hurricane, WV 25526

File #: 16-8560 KARPENKO JV

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

