Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Subscribed and sworn to before me, this 07 day of November 2016.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 11/10/16 12:16 3 pgs
Fees:18.00 Taxes:2275.50
20161110-0119112

Address of New Owner:	Send Tax Bills to:	Tax Information
James F. Turner Jr.	Same	102 16 0 051.00
~~769 Darden Place~~ 5021 Hill Place Dr		
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert H. Claxton, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James F. Turner Jr. and wife Barbara B. Turner hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 186 on the Plan of Hillwood Estates, Section 9, Part 2, as of record in Book 2331, Page 28, Register's Office for said County and described as follows:

Said Lot No. 186 fronts 170 feet on the westerly side of Darden Place and extends back 291.5 feet on the northerly line and 300.9 feet on the southerly line to a dead line, measuring 229.17 feet thereon.

Being the same property conveyed to Robert H. Claxton and Kaye F. Claxton by deed from John R. Burton and wife Elinor S. Burton of record in Book 5256 Page 83 Register's Office for Davidson County, Tennessee. Kaye F. Claxton died on May 18, 2000 leaving Robert H. Claxton as the surviving tenant by the entirety.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Hillwood Estates of record in Plat Book 2096 Page 629 3) Easement to Metropolitan Government of Nashville and

Davidson County of record in Book 4311 page 278

This property is improved property known as 769 Darden Place, Nashville, Tennessee 37205

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 10th day of November, 2016.

Robert H. Claxton

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 Robert H. Claxton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of November, 2016.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09682

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY