Davidson County DEEDWARR
Recvd: 11/21/16 14:15 3 pgs
Fees:18.00 Taxes:795.50
20161121-0122767

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2016.

Notary Public
My commission expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

05-1609-67010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carrie S. McDowell	WELLS FARGO BANK N.A.	019-13-0-038.00
117 Myers Avenue	101 North Phillips Avenue	
Goodlettsville TN 37072	Sioux Falls, SD 57104	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly B. Turner and William A. Turner, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carrie S. McDowell, unmarried and Eunesse Y. Anderson, unmarried as tenants in common with rights of survivorship** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being the westerly 34 feet of Lot No. 16 on the Plan showing subdivision of part of W.B. Myers Home Place at Goodlettsville, Tennessee, as of record in Book No. 547, page 41, Register's Office for said County, and a 32 foot lot adjoining the same on the west side, said property fronting in all 66 feet on the southerly side of an unnamed street, and extending back 142 1/2 feet more or less on the easterly line, and 149 1/2 feet on the westerly line to an alley, and measures 66 feet on said alley.

Being the same property conveyed to Kelly B. Turner and William A. Turner, wife and husband by deed from Timothy M. Garrett, dated May 29, 2009, recorded June 2, 2009, of record in Instrument No. 20090602-0050505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 117 Myers Avenue, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of November, 2016.

Kelly B. Turner

William A. Turner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kelly B. Turner and William A. 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 for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of November, 2016.

Notary Public
State of Tennessee

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

