WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106496 DEEDWARR
Recvd: 12/05/16 09:07 2 pgs
Fees:13.00 Taxes:758.50
20161205-0127109

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-24-20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chakita Patterson	Duncan South	Map 033 Group 040B Parcel 003.00
(NAME)	(NAME)	
202 Dry Creek Pointe Court	10000 N. Central Expy #110	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jason Wayne Turns and William David Turns, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chakita Patterson, 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:

BEING Lot No. 3, on the Plan of Dry Creek Pointe, Section One, of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jerry W. Turns and wife, Patricia S. Turns by deed from NVR Fox Ridge, Inc. of record in Book 10680, Page 955, Register's Office, Davidson County, Tennessee. The said Patricia S. Turns predeceased the said Jerry W. Turns. The said Jerry W. Turns now being deceased, having died, testate, on July 18, 2016. Pursuant to the Last Will and Testament of Jerry Wayne Turns, described property was devised to sons, Jason Wayne turns and William David Turns. See Docket No. 16P1475 in the Circuit Court of Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 9863, Page 153, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 7900, Page 737, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Transmission Line Easements of record in Book 1153, Page 652, Book 3233, Page 525 and Book 3223, Page 327, said Register's Office.

This conveyance is subject to Easement for sewer lines of record in Book 4472, Page 271, Book 4805, Page 797 and Book 5083, Page 272, said Register's Office.

This conveyance is subject to Easement to Madison Suburban Utility District of record in Book 9417, Page 843 and Book 9417, Page 846, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 202 Dry Creek Pointe Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 30th day of November, 2016.

Jason Wayne Turns

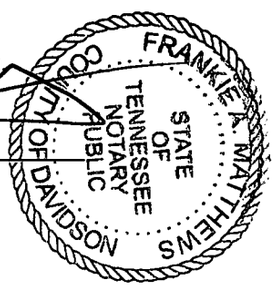
William David Turns

STATE OF TENNESSEE

COUNTY OF Robertson

On this 30th day of November, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason Wayne Turns and William David Turns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.



Notary Public

My Commission Expires:

3.24.20