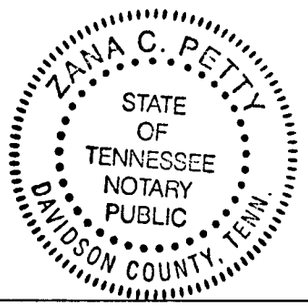
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
J & E Turner Properties, LLC	J & E Turner Properties, LLC	Parcel ID:
8017 Meadow View Dr.	8017 Meadow View Dr.	095020A20700
Nashville, TN 37221	Nashville, TN 37221	

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 acknowledged, we

Stephen Lige Biffle, married and Deborah Jean Biffle Glidden, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

J & E Turner Properties, LLC

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:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Cottage Place Condominiums, of record in Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office

BEING the same property conveyed to Billie J. Biffle and husband, Olin A. Biffle, retaining a life estate and Stephen Lige Biffle and Deborah Jean Biffle Glidden by deed from Betty T. Spears, of record in Instrument 20030915-0135091, dated September 11, 2003, Register's Office for said County. The said Billie J. Biffle died October 24, 2016 and Olin A. Biffle died December 16, 2003.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6520, Page 745 amended in Book 6569, Page 212; Book 6636, Page 722; Book 6902, Page 829; and Book 6520, page 793, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 816-823, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 207 Cottage Place, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20170000125 DEEDWARR
Recvd: 01/03/17 09:44 2 pgs
Fees:13.00 Taxes:610.50
20170103-0000123

Witness our hands this 30th day of December, 2016.

Stephen Lige Biffle

Deborah Jean Biffle Glidden

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 Stephen Lige Biffle and Deborah Jean Biffle Glidden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.