WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001564 DEEDWARR
Recvd: 01/06/17 11:26 2 pgs
Fees:13.00 Taxes:447.70
20170106-0001803

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $121,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2726B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Turner	Bank of Tennessee	064-04-0-098.00
219 Lake Cove	165 Indian Lake Blvd.	
Old Hickory, TN 37138-1937	Hendersonville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN EDWARD RANDLE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN TURNER, AN UNMARRIED MAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of Zone Lot Division Lot 6 Lake Country of record in Plat Book 5800, Page 319, which amends plat of record in Plat Book 5200, Page 493, in 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 Amanda Duke, an unmarried person by Warranty deed from Myrtle A. Oldham, unmarried of record in Instrument No. 20140512-0040155 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 12, 2014.

Being the same property conveyed to Brian Edwards Randle, an unmarried man by Warranty deed from Amanda Duke, an unmarried person of record in Instrument No. 20141216-0114936 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 16, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page 319, which amends in plat of record in Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6095, Page 656 and Book 6198, Page 474, in the Register's Office for Davidson County, Tennessee.

This is property known as 219 Lake Cove, Old Hickory, TN 37138-1937

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 my hand on the 30th day of December, 2016.

Brian Edward Randle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRIAN EDWARD RANDLE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2726B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027