WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019757 DEEDWARR
Recvd: 03/08/17 08:51 2 pgs
Fees:13.00 Taxes:906.50

20170308-0022671

R-FSBO-17-7020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin J. Reese and Marissa R. Reese	**Movement Mortgage, LLC**	
(NAME) **7020 Red Apple Road**	(NAME) **Trailing Docs**	**182-12-0A-035.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **YANCEY B. TURTURICE NKA YANCEY B. STOUT AND EZEKIEL L. STOUT, WIFE AND HUSBAND, AND MICHAEL J. TURTURICE,** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN J. REESE AND MARISSA R. REESE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 317 on the Plan of Section 1, Apple Valley, R10 Residential P.U.D. of record in Plat at Instrument No. 20020809-0096488 and Corrected in Instrument No. 20021203-0148635, 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 Yancey B. Turturice, married and Michael J. Turturice, married by Warranty deed from Michael Sullivan Builders, G.P, a Tennessee General Partnership of record in Instrument No. 20050217-0018353 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on February 17, 2005.

The said Yancey B. Turturice having since married and now being known as Yancey B. Stout.

The said Ezekiel L. Stout joining in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above-described property.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20020809-0096488, Surveyor's Certificate of Correction in Instrument No. 20021203-0148635, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020724-0088783, as amended in Instrument No. 20070205-0014780, Register's Office for Davidson County, Tennessee.
- By-Laws of Apple Valley Homeowner's Association, Inc. of record in Instrument Number 20020724-0088784 and amended in Instrument No. 20091116-0105278, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of Apple Valley Homeowner's Association, Inc. of record in Instrument Number 20020724-0088782, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Apple Valley Homeowner's Association, Inc. of record in Instrument Number 20080812-0082767, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020528-0064320, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7020 Red Apple Road, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 28th DAY OF FEBRUARY, 2017.

Yancey B. Turturice nka Yancey B. Stout

Ezekial L. Stout

Michael J. Turturice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YANCEY B. TURTURICE NKA YANCEY B. STOUT AND EZEKIAL L. STOUT, WIFE AND HUSBAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. TURTURICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212