This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 08103017601

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Thomas & Thomas Investments, LLC
2020 Fieldstone Parkway, Ste 900-262
Franklin, TN 37069

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **THOMAS HARRISON TURNER, SR., A SINGLE PERSON**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **THOMAS & THOMAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 3 and 4 as set out in Book 57, page 26, Block 33, located on the north side of Celia (McKinney) Avenue on the plan of Owen's Buena Vista Place; beginning at a pin on the north side of Celia (McKinney) Avenue, being the southwest corner of Lot No. 4 and running back 196 feet from this point North to a pin on the alley and thence eastwardly 50 feet to a stake and then southerly to the northern margin of Celia (McKinney) Avenue the distance of 196 feet and thence westerly to the beginning a distance of 50 feet, being the same lot surveyed by E.R. Southgate, October 29, 1942.

Being the same property conveyed to Thomas Harrison Turner, Sr., a single person, by Quitclaim Deed from Manya Louise Jordan, a single person, dated February 27, 2016, appearing of record in Instrument No. 20170307-0022516, of the Register's Office for Davidson County, Tennessee, and the same property conveyed to Thomas Harrison Turner, Sr., a single person, and Mary Louise Jordon, a single person, by Affidavit of Heirship from Mary Serena Perkins, dated February 22, 2017, of record in Instrument No. 20170223-0018216, of said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1200 Cecilia Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170028302 DEEDWARR
Recvd: 04/04/17 11:12 2 pgs
Fees:13.00 Taxes:277.50
20170404-0032819

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of March, 2017.

Thomas Harrison Turner, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Thomas Harrison Turner, Sr.**, 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 executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY