THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23718	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **560,000.00**. Jennifer Welch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2017 Notary Public MY COMMISSION EXPIRES: 10-7-2019 (AFFIX SEAL)

LUKE KELLUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 1778 DEEDWARR
09/18/2017 12:11:00 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20170918-0095218

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Webb	New Owner	MAP
199 Moultrie Park		PARCEL 116-08-0H-199.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Gloria Turner, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Webb**

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 Lot No. 199 on the Plan of Sugartree, Phase 3 of record in Plat Book 4860, Page(s) 117 through 121, inclusive, in the Register's Office for Davidson County, as amended by instrument of record in Book 5121, Page 89, and Book 5222, Page 468, and Book 5238, Page 93, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph B. Turner and wife, Gloria Turner by Warranty deed from Richard D. Bird, Trustee of record in Book 5161, page 532, Register's Office for Davidson County, Tennessee, dated June 6, 1977 and recorded on June 20, 1977.

Being the same property conveyed to Gloria Turner by Quitclaim deed from Joseph B. Turner of record in Book 8262, page 861, Register's Office for Davidson County, Tennessee, dated October 16, 1990 and recorded on December 21, 1990.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **199 Moultrie Park, Nashville, TN 37205.**

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 _____ hand( ) this the 15th day of September, 2017.

Gloria Turner

Gloria Turner

STATE OF TENNESSEE
COUNTY OF ~~William~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gloria Turner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2017.

My Commission expires: 10-7-2019

Notary Public