398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49237 DEEDWARR
01/19/2018 11:12:32 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180119-0005808

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME,~~ THIS THE 17th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — ANGELA Y. POSTON-WILLIAMSON — DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Turner	Mortgage Investors Group ~~Thomas Turner~~	05015019200
(NAME)	(NAME)	
3190 Robwood Drive	8320 E. Walker Springs Lane ~~3190 Robwood Drive #200~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923 ~~Nashville, TN 37207~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marcus Kurth,** an unmarried man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Turner,** an unmarried man, 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:

Being Lot No. 447 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office, Davidson County, Tennessee. Said Lot No. 447 fronts 80 feet on the easterly margin of Robwood Drive and extends back 147 feet on the northerly margin and 149.4 feet on the southerly margin to a dead line in the rear measuring 81.7 feet thereon.

Being the same property conveyed to Marcus Kurth, unmarried man by Warranty Deed from JP Investments Group, LLC recorded on October 13, 2017, of record in Instrument No. 20171013-0105010, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved. ☑ property, known as 3190 Robwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 17th day of January, 2018.

Marcus Kurth

State of Tennessee
County of Williamson

Personally appeared before me Marcus Kurth, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2018.

Notary Public
My Commission Expires: 5/6/2020

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

File No.: 12663