HD

This property is located in both Williamson and Davidson County. All transfer taxes have been paid to Williamson County, Tennessee.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
[illegible] Ste 203-A
Nashville, TN 37215

WARRANTY DEED

File #2017-336

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $706,500.00.

Affiant

Subscribed and sworn to before me on January 9th, 2018

NOTARY PUBLIC
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 50676 DEEDWARR
01/24/2018 09:14:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180124-0007186

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
David Turner and Mashea Turner 1627 Old Hickory Boulevard Brentwood, TN 37027	New Owner	008O-C-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JARED J. WILSON A/K/A JARED JAMES WILSON, UNMARRIED, AND KENDAL BRINKLEY WILSON, UNMARRIED,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DAVID TURNER AND MASHEA TURNER, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Williamson and Davidson Counties, State of Tennessee, described as follows:

Land in Williamson and Davidson County, Tennessee, being Lot No. 62, as shown on the map entitled Derby Glen Close, of record in Plat Book 21, page 2, Register's Office for Williamson County, Tennessee and of record in Plat Book 6250, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JARED J. WILSON AND KENDAL BRINKLEY WILSON, HUSBAND AND WIFE, by deed from DREES PREMIER HOMES, INC., AN OHIO CORPORATION, of record in Book 6615, page 758, for Williamson County, Tennessee and of record in Instrument No. 20151201-0121075, Register's Office for Davidson County, Tennessee, dated November 20, 2015, Register's Office. Jared James Wilson a/k/a James J. Wilson having since divorced Kendal Brinkley Wilson by Final Decree of Divorce and Martial Dissolution Agreement, Case No. 45994, filed October 13, 2017 in the Chancery Court for Williamson County, Tennessee at Franklin.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1627 Old Hickory Boulevard, Brentwood, TN 37027.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on January 5, 2018.

Grantor:

Jared J. Wilson a/k/a Jared James Wilson

Grantor:

Kendal Brinkley Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JARED J. WILSON A/K/A JARED JAMES WILSON**, 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 for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2018.

Notary Public

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 5th day of January, 2018.

Notary Public

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

BK: 7275 PG: 295-296
18001744

2 PGS:AL-DEED	
525125	
01/16/2018 - 08:01 AM	
BATCH	525125
MORTGAGE TAX	0.00
TRANSFER TAX	2614.05
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2627.05

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS