Bill Garrett Davidson County
Batch# 52896 DEEDWARR
01/30/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180130-0009315

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00. Carrie Poster Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2018. Notary Public MY COMMISSION EXPIRES: 8-27-18 (AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine R. Parker-Turner	New Owner	
208 Lindsay Meadow Court		059-08-0-A-028.00CO
Nashville, TN 37207		
(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, WE, **Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldine R. Parker-Turner and Joseph Turner, wife and husband**

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. 28 on the Plan of the Second Revision for Final Plat, Park Preserve, a Cluster Lot PUD (Phase 1A), of record in Plat at Instrument No. 20110520-0038893, 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 Shatika Johnson-Scott, an unmarried person by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation, of record in Instrument No. 20130514-0048534, Register's Office for Davidson County, Tennessee, dated May 9, 2013 and recorded on May 14, 2013.

Being the same property conveyed to Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation by Special Warranty Deed from Shatika Johnson-Scott, an individual, of record in Instrument No. 20170919-0096101, Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

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 **208 Lindsay Meadow Court, Nashville, TN 37207.**

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 hand this the 25th day of January, 2018.

Habitat for Humanity of Greater Nashville

BY: X _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Danny Herron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President & CEO of the maker, **Habitat for Humanity of Greater Nashville**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25 day of January, 2018.

My Commission expires 7-2-2018

Jackie Russell
Notary Public

JACKIE RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

