Bill Garrett Davidson County
Batch# 54832 DEEDWARR
02/05/2018 10:01:09 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180205-0011265

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of February 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Blue Ridge Homes, LLC	New Owner	091-07-0-295.00
~~7[illegible] Road~~ 700 5th Avenue N		
~~[illegible]~~ Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Gregory Turner, Administrator of the Estate of Patricia A. Turner,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Blue Ridge Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being the easterly 7 1/2 feet of Lot No. 1215, all of Lot No. 1213 and the westerly 15 feet of Lot No. 1211, of Block No. 181, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
>
> Said property fronts 47 1/2 feet on the northerly margin of Michigan Avenue and extends back between parallel lines 150 feet to a dead line in the rear, which 47 1/2 feet thereon.
>
> Being the same property conveyed to William Marlin Turner and wife, Patricia A. Turner by Warranty Deed from James David Taylor and wife, Vickie Taylor dated May 1, 1986 of record in Book 6847, page 774, Register's Office for Davidson County, Tennessee. The same William Marlin Turner died on February 28, 2008, leaving his wife Patricia A. Turner surviving and tenant by the entirety. The said Patricia A. Turner having died on April 24, 2017, testate, in Davidson County, Tennessee and pursuant to Court Order of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 17P1162, William Gregory Turner was appointed Administrator of the Estate.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **5306 Michigan Avenue, Nashville, TN 37209.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 2nd day of February 2018.

Estate of Patricia A. Turner

By: William Gregory Turner
William Gregory Turner
Its: Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **William Gregory Turner, Administrator of the Estate of Patricia A. Turner, LLC,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** as such **Administrator.**

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of February, 2018.

Notary Public

My Commission expires: 1·24·21

FILE NO: 2017125644

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD