BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-0795D

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Bill Garrett Davidson County
Batch# 56147 DEEDWARR
02/07/2018 11:31:50 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70
20180207-0012346

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin Ann Oliver, unmarried and Hulan H Oliver and Wilda A. Oliver, Husband and Wife (NAME)	Guaranty Trust Co. (NAME)	033030B05400CO
102 Trailing Blossom Lane (STREET ADDRESS)	316 Robert Rose Dr. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ryan Turner and Heather Turner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Ann Oliver, unmarried and Hulan H. Oliver and Wilda A. Oliver, husband and wife, as Tenants in Common with Right of Survivorship**, 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. 135 on the plan of DRY CREEK FARMS, PHASE 2, SECTION 2, as shown by plat of record in Instrument No. 20050825-0101280, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ryan Turner and Heather Turner, husband and wife from Amanda Elliott, an unmarried woman, by Deed dated September 29, 2014, as Instrument No. 20141007-0092813, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20031001-0145053, amended in Instrument No. 20080611-0060336, Instrument No. 20040921-0113624 and Instrument No. 20060130-0011538, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Charter of Homeowner's Association of record in Instrument No. 20041005-0119646, Register's Office for Davidson County, Tennessee.
4. Easement to TVA as recorded in Book 4175, page 8, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage as recorded in Book 7695, page 562, Register's Office for Davidson County, Tennessee.

6. Easement Agreement as recorded in Instrument No. 20031001-0145056, Register's Office for Davidson County, Tennessee.
7. Title to that portion of the premises within the bounds of Old Dickerson Road and easement for 6-inch water line therein.
8. Easement got 6 inch water line within the bounds of the abandoned Highland Heights Drive, as shown on the plan of Solitude Acres, Section One as recorded in Book 4175, page 8, Register's Office for Davidson County, Tennessee.
9. Easement for grant of transmission line as recorded in Book 3248, page 58, Register's Office for Davidson County, Tennessee.
10. Easement granted to United States of America for electric power transmission and telecommunication purposes reference existing easement as recorded in Book 3248, page 58, Register's Office for Davidson County, Tennessee.
11. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee.
12. Easement granted to United States of America for electric and power transmission and telecommunications purposes as recorded in Book 10752, page 679, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 102 Trailing Blossom Lane, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 5th day of February, 2018.

Ryan Turner — February 05, 2018 Date

Heather Turner — February 05, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ryan Turner and Heather Turner, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066