WARRANTY DEED

Bill Garrett Davidson County
Batch# 73453 DEEDWARR
03/26/2018 01:45:16 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20180326-0028226

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary F Hunt	new owners	062 09 0
(NAME)	(NAME)	
2215 Pennington Bend Rd.		069 00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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, I, The Estate of Billy L. Turner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary F Hunt and Tambra E Hunt, husband and wife, 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 the northerly part of Lot No. 19, Lot No. 20 and the southerly part of Lot No. 21 on the plan of River View, of record in Book 547, pages 93-95, Register's Office for Davidson County, Tennessee.*

Being the same property conveyed to Billy L. Turner, unmarried, by Deed from Buckner A. Moore and wife, Princetta Kay Moore, dated March 26th, 1990, of record in Book 8072, page 465, Register's Office for Davidson County, Tennessee.

Billy L. Turner having since deceased January 9th, 2018, leaving two heirs Lisa Cejka and William A. Turner.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Book 547, pages 93-95; Easements of record in Book 10689, page 519; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

*Said property fronts 105.0 feet on the Westerly margin of Pennington Bend Road and extends back 180.0 feet more or less on the Southerly line and 155.0 feet more or less on the Northerly line to a dead line in the rear, which is the low water mark of the Cumberland River, measuring 108 feet more or less thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-FF018-2215

page 519; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2215 Pennington Bend Rd., Nashville, TN 37214

(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 hand this 20th day of March, 2018.

The Estate of Billy L. Turner

By: _____
Lisa Cejka, Executrix

By: _____
Lisa Cejka, Devisee

By: _____
William A. Turner, Devisee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA CEJKA, EXECUTRIX of the THE ESTATE OF BILLY L. TURNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of March, 2018.

_____
Notary Public
My Commission Expires:
(SEAL)

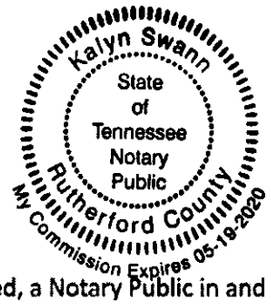
Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA CEJKA, DEVISEE of the THE ESTATE OF BILLY L. TURNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of March, 2018.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. TURNER, DEVISEE of the THE ESTATE OF BILLY L. TURNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of March, 2018.

Notary Public
My Commission Expires:
(SEAL)

