PREPARED BY (AND RETURN TO):

LAWYER'S ESCROW SERVICE, INC
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

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Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 81967 DEEDWARR
04/17/2018 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20180417-0036216

W & I Ref: (DM) Title No.: 59509
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James B. Rodrigues Collette W. Rodrigues 84 Ravenwood Hills Circle Nashville, TN 37215	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 131060C06200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$645,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. Turnbull, IV and Courtney Brooke Dashe Turnbull, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James B. Rodrigues and Collette W. Rodrigues, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Revised Burton Hills, Village of Ravenwood, Tract 20 of record in Book 6900, page 363, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Turnbull, IV, unmarried by Warranty Deed from David R. Cole and Lucille B. Cole, Trustees U/A/D July 22, 1994, dated April 21, 2010 and recorded on April 28, 2010 of record in Instrument No. 20100428-0032238, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 21, 2010 recorded on May 7, 2010 of record in Instrument No. 20100507-0035175, subject property was conveyed to David R. Turnbull, IV and Courtney Brooke Dashe, joint tenants with the right of survivorship. The said Courtney Brooke Dashe is now known as Courtney Brooke Dashe Turnbull.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 363, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6778, page 536, Book 7046, page 520, Book 7071, page 460, Book 7146, page 183, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 84 Ravenwood Hills Circle, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

The said James B. Rodrigues and Collette W. Rodrigues, husband and wife are also known as James Rodrigues and Collette Rodrigues, husband and wife

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2018.

David R. Turnbull, IV

Courtney Brooke Dashe Turnbull

State of Tennessee

County of Davidson

On this 17th day of April, 2018, before me the undersigned authority, personally appeared David R. Turnbull, IV and Courtney Brooke Dashe Turnbull, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Sworn and subscribed before me this 17th day of April, 2018.

Notary

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020