WARRANTY DEED

Bill Garrett Davidson County
Batch# 82806 **DEEDWARR**
04/19/2018 10:20:05 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20180419-0036947

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

SAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Dwayne Towell and Lydia Towell	New Owner	129 10 0 079.00
(NAME)	(NAME)	
6657 Clearbrook Drive	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Twenty Thousand And No/100 Dollars ($620,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eva L. Turbyville, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dwayne Towell and Lydia Towell, 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 Lot 20, as shown on the map entitled West Meade Park, Inc., Section One, of record in Book 2900, Pages 103 and 104, amended in Book 4152, Page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eva L. Turbyville, an unmarried woman by Warranty Deed from Heidi Frieder, an unmarried woman dated November 10, 2011 and recorded November 18, 2011 as Instrument No. 20111118-0090395, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6657 Clearbrook Drive, Nashville, TN 37205

File Number: FRN-182441SSO

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, has 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 our hands this 16th day of April, 2018.

Eva L. Turbyville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eva L. Turbyville, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-182441SSO