# WARRANTY DEED

Bill Garrett Davidson County
Batch# 99452 DEEDWARR
06/04/2018 09:07:19 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20180604-0052742




File No. TE0004127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Parry and Alex Kobrick | NEW OWNER | 150-07-0-427.00 |
| (NAME) | (NAME) | |
| 3380 Oak Trees Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37013 | | |
| (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, **Julia A. Turner, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandra Catherine Kobrick, an unmarried woman, and Brian Andrew Parry, an unmarried man, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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. 59B on the Plan of Zone Lot Division, Lots No. 38 and No. 59, Lakeshore Woods, Section 3 of record in Plat Book 5200, Page 621, as amended in Book 6250, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Julia A. Turner, a single woman by Warranty deed from Charles M. Lannom, unmarried of record in Instrument No. 20070618-0072536 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 18, 2007.**

Malcom R. McKinley IV, spouse of Julia A. Turner, is executing this deed for purposes of relinquishing any marital rights he may have to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3380 Oak Trees Court, Nashville, TN 37013

(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

Witness my hand this 30th day of May, 2018.

Julia A. Turner

**Julia A. Turner**

Malcolm R. McKinley IV

**Malcolm R. McKinley IV**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia A. Turner and Malcolm R. McKinley IV, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of May, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206