# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of May, 2018.

Julie Coone
Notary Public
My Commission expires: 2-25-2021
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Cecil H. Shelton | Attn: Marlita Simpson | 04106000400 |
| 4040-A Brick Church | 4050 Brick Church Pike | |
| Nashville, TN 37207 | Nashville, TN 37207 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David P. Turner and wife, Nancy O. Turner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cecil H. Shelton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 6 on the Plan of Skyline, Section One, as of record in Book 2854, Page 117, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 6 fronts 86 feet on the westerly margin of Brick Church Pike and extends back 437.2 feet on the northerly line and 436 feet on the southerly line, to a dead line in the rear, measuring 96.9 feet thereon.**

**Being the same property conveyed to David P. Turner and wife, Nancy O. Turner from Jerry Privette and wife, Linda B. Privette by Warranty Deed on January 14, 1982, of record in Book 5850, Page 515, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 2854, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4040-A Brick Church, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 109411 DEEDWARR
06/27/2018 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $185.00
20180627-0061822

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 May 22, 2018.

**David P. Turner**

**Nancy O. Turner**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David P. Turner and wife, Nancy O. Turner** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 22, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.