WARRANTY DEED

Bill Garrett Davidson County
Batch# 112324 DEEDWARR
07/03/2018 12:04:30 PM 2 pgs
Fees: $13.00 Taxes: $429.20
20180703-0064472

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,000.00.**

Affiant

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

Notary Public
My Commission expires: 7.5.2021
(Affix Seal)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Page Turner	owner at owners address	06013011100
184 Ashton Ave		
Mt. Juliet, TN 37122		

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, **Latoya Williams and Walter Lowe, the Heirs-at-law of Jewel Diane Lowe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Page Turner, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County described as follows:

Beginning at a point in the westerly margin of Silas Drive, the common corner of Lots 99 and 100; thence along said margin northerly 98.5 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to a concrete monument in the southerly margin of Matthews Road; thence along said margin north 46 degrees 31 minutes west 58.4 feet to a point; thence south 43 degrees 29 minutes west 117.8 feet; thence easterly along the common line between Lots 99 and 100, 81.2 feet to the point of beginning.

Being the same property conveyed to Jewel W. Couch from Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee by Corporate Warranty Deed on October 26, 1970, of record in Book 4458, Page 719, Register's Office for Davidson County, Tennessee. Jewel W. Couch having since died on March 14, 1994, survived by her Heirs at Law, Janet Elizabeth Couch and Jewel Diane Couch Lowe. Affidavit of Heirship of record in Book 11759, Page 217, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jewel Diane Couch Lowe form Janet Elizabeth Couch by Quitclaim Deed on November 24, 1999, of record in Book 11759, Page 221, Register's Office for Davidson County, Tennessee. The said Jewel Diane Lowe having since died Intestate leaving Latoya Williams and Walter Lowe, as Her Heirs-at-law, as evidence in Case No. 18P846, Davidson County Court (Probate Division), Tennessee, and by evidence of an Affidavit of Heirship of record in Instrument Number ——201807030064471——, said Register's Office.

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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2650 Old Matthew Road, 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.

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 July 2, 2018.

Latoya Williams

Walter Lowe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Latoya Williams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 2, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walter Lowe** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 2, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019