WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September, 2018. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 142476 **DEEDWARR**
09/18/2018 02:25:33 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180918-0092582

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Phillip Turner and Heather Diane Turner	BB&T	141 06 0D 018.00
(NAME)	(NAME)	
405 Madia Vale Dr	111 Mill Port Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Greenville, SC 29607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Gregory T. **Wempe and Nancy S. Wempe, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phillip Turner and Heather Diane Turner, 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 No. 218 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, Page 443, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory T. Wempe and wife, Nancy S. Wempe by Warranty Deed from Phillips Builders, Inc., dated November 30, 1993 and recorded December 6, 1993 in Book 9177, Page 401, 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 405 Madia Vale Dr, Nashville, TN 37221

File Number: GRN-186626SSO

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 17 day of September, 2018

Gregory T. Wempe

Nancy S. Wempe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gregory T. Wempe and Nancy S. Wempe, husband and wife, 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 17th of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-186626SSO