Record and Return to:

Limestone Title & Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, TN 37069

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 10/6/21
File No. 18-3328

Karen Y Johnson Davidson County
Batch# 149142 DEEDWARR
10/04/2018 11:03:20 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20181004-0098630

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robin Bowman and Christina Whitley	Same as	033-14-0-047.00
(NAME)	(NAME)	
207 Fonnic Dr	New Owner	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Susan Turnbach, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Bowman and Christina Whitley, spouses married to each other,** 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:

Parcel No. 1:
Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Pleasant Hill, as shown by plat of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 8 fronts 128.05 feet on the Westerly side of Fonnic Drive, and runs back 320 feet on the north line and 305 feet on the south line, to a dead line in the rear on which it measures 161.3 feet.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 3029, page 49, and Book 3251, Page 73, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 69, Register's Office for Davidson County, Tennessee.

3. Easement for ingress/egress as recorded in Book 3648, page 369, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 207 Fonnic Drive, Goodlettsville, TN 37072.

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 whomsoever. Whenever 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 my/our hand(s) this 28th day of September, 2018.

Susan Turnbach

Susan Turnbach

STATE OF VIRGINIA
COUNTY OF FAIRFAX

On this 28th day of September, 2018, before me personally appeared Susan Turnbach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of September, 2018.

Nicholas A Rivera

Notary Signature
My commission expires: JUNE 30, 2021

NICHOLAS A. RIVERA
NOTARY PUBLIC 7541588
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066