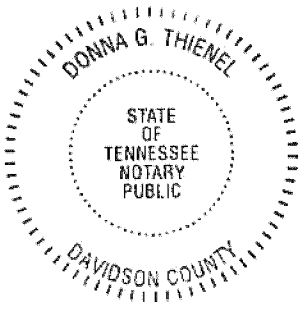
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: July 8, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Susan Hartman	USAA Federal Savings Bank	075 11 0 232.00
(NAME)	(NAME)	
696 Mercer Dr.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(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, **David M. Turner and Georgia A. Turner, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan Hartman, unmarried woman**, 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:

Being Lot No. 18B of the Zone Lot Division of Lot Nos. 18, 19, 39, and 40 of Section One of Meadows of Tulip Grove of record in Plat Book 6250, Page 471, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David M. Turner and wife, Georgia A. Turner by Warranty Deed from Phillip P. Stanley and wife, Lois J. Stanley dated August 2, 1985 and recorded August 6, 1985 in Book 6623, Page 974, 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 696 Mercer Dr., Hermitage, TN 37076

Karen Y Johnson Davidson County
Batch# 155749 DEEDWARR
11/01/2018 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $527.25
20181101-0108252

File Number: BEL-188242FC

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. 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 31st day of October, 2018

David M. Turner

Georgia A. Turner

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 David M. Turner and Georgia A. Turner, 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 31st of October, 2018.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-188242FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019