Karen Y Johnson Davidson County
Batch# 171335 DEEDWARR
12/06/2018 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $7,955.00
20181206-0119234

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34565-11-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me this 5th day of December, 2018. Notary Public My Commission Expires: 5-5-2020 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: James Stephen Turner, Judith Payne Turner 801 Wilson Blvd. South Nashville, TN 37215	**Send Tax Bills To:** James and Judith Turner c/o Steve Smitherman The Family Office, LLC 138 Second Avenue North, Suite 200 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 116 04 0 172 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura A. Turner,** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Stephen Turner and wife, Judith Payne Turner** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 801 S. Wilson Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of December, 2018.

Laura A. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura A. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2018.



Notary Public

My Commission Expires:

5-5-2020

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 2, Block "I" on the Map of W. M. Cantrell's Subdivision, of record in Book 332, page 85, of the Register's Office of said County.

Said part of said Lot No. 2 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 252 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 2 and the north 12 1/2 feet of Lot No. 3, Block "I" on the Map of W. M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.

Said part of said lot fronts 37 1/2 feet on the west side of Bosley Avenue and runs back between parallel lines, 250 feet more or less to an alley.

Being the same property conveyed to Laura A. Turner, unmarried, by deed dated June 1, 2007 from Charles Rogan Allen, unmarried, of record in Instrument No. 20070611-0069564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 116 04 0 172 00.
2. All matters appearing on the Plan of record as Book 332, page 85, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

