RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911431

WARRANTY DEED

Karen Johnson Davidson County
Batch# 200166 **DEEDWARR**
02/28/2019 09:45:34 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190228-0018163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019.

NOTARY PUBLIC

My commission expires: 07/06/20

DANA ELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald James Simmons III 1008 Harpeth Valley Court Nashville, TN 37221	Same address as new owner	127 12 0 012.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RONALD E. TURNER, ANNA BEA TURNER AND TAMMI T. TURNER, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DONALD JAMES SIMMONS III, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Re-subdivision of Bellevue Manor, Lots 14, 15 and 16, of record in Plat Book 5190, Page 129, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Ronald Turner, married by Warranty deed from Jonathan Newton and wife, Brooke Newton, dated August 31, 2007 and recorded in Instrument No. 20071024-0125634, Register's Office for Davidson County, Tennessee. Further being conveyed by Ronald E. Turner and Anna Bea Turner by Quit Claim Deed to Ronald E. Turner, Anna Bea Turner and Tammi T. Turner, Joint Tenants with the Right of Survivorship, dated January 13, 2011 and recorded in Instrument No. 20110114-003942, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RMV-19-1008

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2019.

RONALD E. TURNER

TAMMI T. TURNER

ANNA BEA TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronald E. Turner, Anna Bea Turner and Tammi T. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of February, 2019.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/16/22