RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911667

WARRANTY DEED

Karen Johnson Davidson County
Batch# 215400 **DEEDWARR**
04/09/2019 09:46:08 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190409-0032164

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 2nd day of April, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Aaron D Turner 760 Wedgewood Park Apt 306 Nashville, TN 37203	Same address as new owner	105 10 0C 306.00CO

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, **JULIE L. TURNER AND BRYAN D. TURNER**, wife and husband, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AARON D TURNER**, 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 and being a certain condominium unit located in Davidson County, Tennessee, beiing Unit No. 306 of Wedgewood Park, 2nd Amendment, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record in Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20050510-0052804, Instrument No. 2006026-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044, Instrument No. 20110329-0024200, and Instrument No. 20141024-0098148, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq. as amended, together with an undivided percentage interest in the Common elements shown on Exhibit "E3" of said Master Deed, as amended, said Unit 306 also being shown as part of Exhibits "E1" and E2" of said Master Deed.

Being that same property conveyed to Julie L. Turner and Bryan D. Turner, wife and husband, by Warranty Deed from Razia Y. Shaikh, an unmarried woman, and Fyz Shaikh, an unmarried woman, dated 12/09/2014 and recorded in Instsrument No. 20141222-0116771, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 760 Wedgewood Park Apt 306, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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 they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their 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 2nd day of April, 2019.

Julie L. Turner

JULIE L. TURNER

Bryan D. Turner

BRYAN D. TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Julie L. Turner and husband, Bryan D. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2019.

TREVOR D. CLINES NOTARY PUBLIC ID 614618 MY COMMISSION EXPIRES JANUARY 8, 2023 STATE AT LARGE, KENTUCKY

Notary Public

Printed Notary Name

My commission expires: 1/8/23