This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 19 day of April, 2019

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 219917 DEEDWARR
04/22/2019 08:40:59 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190422-0036093

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Sarah Gardner | Ascend Federal Credit Union | 060-13-0 111.00 |
| 2650 Old Matthews Rd | 520 Airpark Drive | |
| Nashville, TN 37207 | Tullahoma, TN 37388 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAGE TURNER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA GARDNER AND SARAH GARDNER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County described as follows:

Beginning at a point in the westerly margin of Silas Drive, the common corner of Lots 99 and 100; thence along said margin northerly 98.5 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to a concrete monument in the southerly margin of Matthews Road; thence along said margin north 46 degrees 31 minutes west 58.4 feet to a point; thence south 43 degrees 29 minutes west 117.8 feet; thence easterly along the common line between Lots 99 and 100, 81.2 feet to the point of beginning.

Being the same property conveyed to Page Turner, unmarried, by deed from Latoya Williams and Walter Lowe, the Heirs-at-law of Jewel Diane Lowe, dated 07/02/2018, of record in Instrument No. 20180703-0064472, said Register's Office.

Also being the same property conveyed to Jewel W. Couch from Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee by Corporate Warranty Deed on 10/26/1970, of record in Book 4458, Page 719, Register's Office for Davidson County, Tennessee. Jewel W. Couch having since died on 03/14/1994, survived by her Heirs-at-law, Janet Elizabeth Couch and Jewel Diane Couch Lowe. Affidavit of Heirship of record in Book 11759, Page 217, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jewel Diane Couch Lowe from Janet Elizabeth Couch by Quitclaim Deed on 11/24/1999, of record in Book 11759, Page 221, Register's Office for Davidson County, Tennessee. The said Jewel Diane Lowe having since died Intestate leaving Latoya Williams and Walter Lowe, as her Heirs-at-law, as evidence in Case No. 18P846, Davidson County Court (Probate Division), Tennessee, and by evidence of an Affidavit of Heirship of record in Instrument Number 20180703-0064471, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2650 Old Matthews Rd, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 19 day of April, 2019.

Page Turner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Page Turner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of April, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022