Karen Johnson Davidson County
Batch# 243106 DEEDWARR
06/13/2019 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20190613-0056930

34807

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. 34807-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2019

WARRANTY DEED

Address New Owner: Joseph C. Davis, LLC 4333 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** Joseph C. Davis, LLC 4333 Chickering Lane Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 102 16 0 051 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, **James F. Turner, Jr and wife, Barbara B. Turner** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph C. Davis, LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 769 Darden Place, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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, Grantors have executed this instrument on the 10th day of June, 2019.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of June, 2019.

James F. Turner, Jr.

Barbara B. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James F. Turner, Jr. and Barbara B. 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, at office, this 10th day of June, 2019.

Notary Public

My Commission Expires:

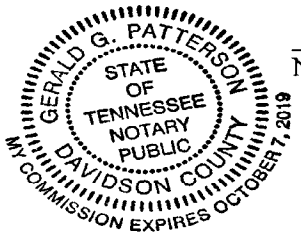


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Hillwood Estates, Section 9, Part 2, as of record in Book 2331, page 28, Register's Office for said County and described as follows:

Said Lot No. 186 fronts 170 feet on the westerly side of Darden Place and extends back 291.5 feet on the northerly line and 300.9 feet on the southerly line to a dead line, measuring 229.17 feet thereon.

Being the same property conveyed to James F. Turner, Jr. and wife, Barbara B. Turner by deed dated November 10, 2016 from Robert H. Claxton, an unmarried person of record in Instrument No. 20161110-0119112, 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, which have been prorated and assumed by Grantee. Map and Parcel No. 102 16 0 051 00.
2. All matters appearing on the Plan of record as Book 2331, page 28, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4311, page 278, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

