WARRANTY DEED

Karen Johnson Davidson County
Batch# 244580 DEEDWARR
06/17/2019 03:47:19 PM 2 pgs
Fees: $13.00 Taxes: $754.06

20190617-0058260

JM-VRES-19-4085

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert D. Turner **Annie R. Westmoreland**	CHC ~~**NEW OWNER**~~ SWBC MORTGAGE CORP	
(NAME) **4085 Buena Vista Pike**	(NAME) 9311 SAN PEDRO #100	**059-06-0-023.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN E. CABKNOR, TRUSTEE OF THE HELEN CABKNOR LIVING TRUST DATED NOVEMBER 28, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT D. TURNER, A MARRIED MAN AND ANNIE R. WESTMORELAND, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Section 5, Haynes Estates of record in Plat Book 4300, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 233 fronts 94.81 feet on the Westerly side of Buena Vista pike and runs back between lines 145.61 feet on the Northerly line and 134.47 feet on the Southerly line, to a line at the rear on which it measures 90.32 feet thereon.

Being the same property conveyed to Helen E. Cabknor, Trustee, under the terms of The Helen Cabknor Living Trust dated November 28, 2016 by Quitclaim deed from Helen Y. Cabknor of record in Instrument No. 20170206-0012292 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on February 06, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 4300, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4450, Page 508, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4085 Buena Vista Pike, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 12th DAY OF JUNE, 2019.

The Helen Cabknor Living Trust dated November 28, 2016

BY: Helen E Cabknor, Trustee
Helen E. Cabknor
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN E. CABKNOR, TRUSTEE of THE HELEN CABKNOR LIVING TRUST DATED NOVEMBER 28, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212