BOX #14

G#31884-2

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 250548 DEEDWARRSP
07/01/2019 08:50:58 AM 2 pgs
Fees: $13.00 Taxes: $3,297.75

20190701-0063351

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$891,284.00.**

Laura M. McKay
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sean McKay and Laura M. McKay	**Bank of America, N.A.**	**160 12 0 A 017 00 CO**
1069 Granbery Park Drive	**P. O. Box 650070**	
Brentwood, TN 37027	**Dallas, TX 75265-0070**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Turnberry Homes, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Sean McKay and Laura M. McKay, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17 on the Final Plat of Granbery, of record in Instrument No 20180531-0051923, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the property conveyed to Turnberry Homes, L.L.C., a Tennessee limited liability company, by Special Warranty Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr. Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, of record in Instrument No. 20170526-0052609; and by Quitclaim Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr. Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, joined by Melinda G. Cornelius, of record in Instrument No. 20170526-0052610; and by Quitclaim Deed dated May 24, 2017, from Cornelius-Granbery Properties, LP, a Tennessee limited partnership, of record in Instrument No. 20170526-0052611; all of record in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20180531-0051923, Register's Office for Davidson County, Tennessee;

2) Declaration of Easements, Covenants, Conditions and Restrictions for Granbery, of record in Instrument No. 20180509-0044504, Register's Office for Davidson County, Tennessee;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5512, Page 169, Register's Office for Davidson County, Tennessee;

4) Rights of others in and to the cemeteries located on said property, including rights of ingress and egress thereto;

5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170921-0096662, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated between the parties and assumed by the Grantees herein, and the subsequent years, not yet due and payable.

This is improved property, known as: **1069 Granbery Park Drive, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 its hand by its duly authorized officer this 28th day of June, 2019.

Turnberry Homes, L.L.C., a Tennessee limited liability company

By: _____

Terri M. Sells, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Terri M. Sells,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Chief Financial Officer** of **Turnberry Homes, L.L.C.,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Terri M. Sells** as **Chief Financial Officer.**

Witness my hand, at office at Brentwood, Tennessee, this **28th day of June, 2019.**

_____
Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY