Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0413

Karen Johnson Davidson County
Batch# 264322 **DEEDWARR**
07/31/2019 08:45:27 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190731-0075203

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of July, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gary Goetzman 14139 Valley Vista Boulevard Sherman Oaks, CA 91423	Gary Goetzman 14139 Valley Vista Boulevard Sherman Oaks, CA 91423	072-07-0-212.00

WARRANTY DEED

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, I/WE,

Mary J. Turner, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Goetzman, married

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. 1 on the Plan of Glendale Subdivision of record in Plat Book 974, Page 32, in the Register's Office for Davidson County, Tennessee, and the southwest triangular part of Lot No. 1 on the Map of the unrecorded M. Edmundson Property, described together as follows:

Said Lot No. 1 and part of Lot No. 1 adjoin and front together 60 feet on the west side of Glenmeade Drive and extend back 141.8 feet on the south line and 138 feet more or less on the north line to a dead line in the rear on which it measures 60.6 feet.

Being the same property conveyed to John Willie Turner and wife, Mary Jean Turner by Warranty deed from W.A. Smotherman and wife, Margaret Winn Smotherman of record in Book 3313, page 411, Register's Office for Davidson County, Tennessee, dated December 8, 1961 and recorded on December 8, 1961.

Being the same property conveyed to Mary Jean (Evans) Turner by Final Decree from John Willie Turner of record in Book 6629, page 3, Register's Office for Davidson County, Tennessee, dated August 13, 1985 and recorded on August 13, 1985. Mary J. Turner and Mary Hancock are one and the same person.
Power of Attorney of record in Instrument No. * 20190731-0075204, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

This is improved property known as: 2933 Glenmeade Drive, Nashville, TN 37216

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of July, 2019.

Mary J. Turner by Cheryl Brown
Attorney in Fact

Mary J. Turner by Cheryl Brown, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Brown** 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, and who further acknowledged that she is the attorney in fact for **Mary J. Turner** and that she is authorized by **Mary J. Turner** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of July, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

