Karen Johnson Davidson County
Batch# 266457 DEEDWARR
08/05/2019 09:06:40 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190805-0077049

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Willie Mae Shields, Trustee of the Clarence H. Leslie Revocable Living Trust ("GRANTOR")

TO: Asher Turney ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
3713 Westport Drive Nashville, TN 37218	Asher Turney 3713 Westport Drive Nashville, TN 37218	Map: 49 Parcel: 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-Five Thousand and No/100s Dollars ($165,000.00), the receipt and sufficiency of all of which is hereby acknowledged, I, Willie Mae Shields, Trustee of the Calrence H. Leslie Revocable Living Trust, have bargained and sold, and by these presents do transfer and convey unto Asher Turney, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 13th Civil District of said county and state, described as follows:

Beginning at a point in the southerly margin of Westport Drive at the northeast corner of the property conveyed to H. A. Pilkerton and wife, by deed from Howard B. Moore and wife, as of record in Book 3177, Page 241,Register's Office for said County; thence with said Pilkerton's easterly line south 0° 07' west 250 feet to the northerly line of the property conveyed to Henry Binkley and wife, by deed from Howard B. Moore and wife, as of record in Book 3075, Page 318, said Register's Office; thence with said Binkley's northerly line north 89° 53' east 110 feet to the southwest corner of the property conveyed to Erna M. Freudeman by deed from Howard B. Moore and wife, as of record in Book 3100, Page 585, as corrected by Book 3177, Page 371, said Register's Office; thence in part with said Freudeman's westerly line north 0° 07' east, passing said Freudeman's northwest corner at 129.5 feet, 249 feet to a point in the southerly margin of said Drive, said point lying south 89° 53' west 33.2 feet along the southerly margin of said Drive from the northwest corner of the property conveyed to Carl C. Turner Jr., and wife, by deed from Howard B. Moore and wife, as of record in Book 2750 Page 371, said Register's Office; thence with the southerly margin of said Drive south 89° 53' west 110 feet to the beginning.

Being the same property conveyed to Clarence H. Leslie (deceased) and Willie Mae Shields, Co-Trustees, and their successors in trust of the Clarence H. Leslie Revocable Living Trust from Clarence H. Leslie, by deed dated September 4, 2018, of record in Instrument No. 20180907-0088602, in Register's Office of Davidson County, Tennessee.

This is improved property known as 3713 Westport Drive, Nashville, TN 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, his heirs, successors, and assigns forever.

And we do covenant with the said Grantee, 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 except for the following:

1. 2019 Davidson County taxes, a lien, currently not due and payable.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities, and other matters of record.

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of August, 2019.

Clarence H. Leslie Revocable Living Trust

Willie Mae Shields, Trustee

Willie Mae Shields, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Willie Mae Shields, Trustee of the Clarence H. Leslie Revocable Living Trust, the bargainor, with whom I am personally acquainted, or who 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 and official seal at office, this the 1st day of August, 2019.

Leslie Walsh
Notary Public

My Commission Expires: 1.3.23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $165,000.00.

Willie Mae Shields
Affiant

Subscribed and sworn to before me this 1st day of August, 2019.

Leslie Walsh
Notary Public

My Commission Expires: 1.3.23

Leslie Walsh
State of Tennessee Notary Public
Davidson County