WARRANTY DEED

Karen Johnson Davidson County
Batch# 325571 DEEDWARR
12/05/2019 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20191205-0125653

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Fort	New Owner	
(NAME) 1607 Cockrill Street	(NAME)	081 15 0248.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SARAH TURNER, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARA FORT, A SINGLE WOMAN HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 33-1/3 FEET OF THE WEST 66-2/3 FEET OF LOT NO. 336 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS 2ND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN MCGAVOCK OF RECORD IN PLAT BOOK 21, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 336 FRONTS 33-1/3 FEET ON THE SOUTHERLY SIDE OF COCKRILL STREET AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO A DEAD LINE.

Being the same property conveyed from Sarah Turner f/k/a Sarah Armstrong, a married woman and Shawn Eugene Turner, conveying his marital interest by Quitclaim Deed to Sarah Turner, a married woman, recorded on the 9th day of July 2018 of record in Instrument No. 20180709-0066156, said register's office. Being the same property as conveyed from Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell by Warranty Deed to Sarah Armstrong, an unmarried woman, recorded on the 6th day of April, 2016 of record in Instrument No. 20160406-0033020, register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Shawn Turner joins in this transaction to convey any marital interest he may have in said property.

unimproved _
This is improved x property, known as 1607 Cockrill Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 2 day of December, 2019

SARAH TURNER

SHAWN TURNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public, Sarah Turner and Shawn Turner, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of December, 2019.

M. Menke
Notary Public

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

