Karen Johnson Davidson County
Batch# 382765 DEEDWARR
04/07/2020 03:02:34 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20200407-0036742

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
David H. Mayer, Trustee 4302 Esteswood Drive Nashville, Tennessee 37215	SAME	Map and Parcel: 130-04-0-020.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MONTGOMERY G. TURNER, SR., and MARGARET TURNER, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **DAVID H. MAYER, TRUSTEE OF THE 4302 ESTESWOOD DRIVE TRUST under Agreement dated March 16, 2020** (the "Grantee"), his representatives and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his representatives and assigns, forever. And the Grantors do covenant with the Grantee that they 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 those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And the Grantors do further covenant and bind themselves, their heirs, successors, and assigns to warrant and forever defend the title to said land to the Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 6th day of April, 2020.

MONTGOMERY G. TURNER., SR.

Margaret Turner
MARGARET TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 6th day of April, 2020.



NOTARY PUBLIC
My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MARGARET TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 6th day of April, 2020.



NOTARY PUBLIC
My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $900,000.00.

Affiant

Subscribed and sworn before me this 10 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 11-8-21

DAWN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Esteswood Estates of record in Plat Book 1835, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Montgomery G. Turner, Sr. and Margaret Turner, husband and wife, by Warranty Deed of record in Instrument No. 20150821-0084781, Register's Office for Davidson County, Tennessee. Being also known as 4302 Esteswood Drive, Nashville, Tennessee 37215.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2020, a lien not yet due and payable.

2. All matters shown on Plan of record in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4122, Page 702, Register's Office for Davidson County, Tennessee.