NEW OWNER:
MITCHELL TURNER
5305 MAST POINT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave
Chicago, IL 60640

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0465

Map & Parcel
098090A092.00CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 394182 **DEEDWARR**
04/30/2020 01:03:51 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13

20200430-0045399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars ($344,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SETH POSTON and SHAWN M. ANDERSON now known as SHAWN M. POSTON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MITCHELL TURNER, a single man and JACOB T. YORK, a single man, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 175 on the Plan of Phase Three-A, Lakeshore, as shown on the plat of the same of record in Plat Book 7900, Page 516, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SETH POSTON and SHAWN M. ANDERSON, husband and wife by Warranty Deed from Jason M. Egnatic and wife, Tracy N. Egnatic, dated October 31, 2014, and of record in Instrument No. 20141105-0102279, Register's Office for DAVIDSON County, Tennessee. Shawn M. Anderson is now known as Shawn M. Poston.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5305 MAST POINT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 516, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of April, 2020.

SETH POSTON

SHAWN M. ANDERSON POSTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SETH POSTON and SHAWN M. ANDERSON POSTON** , 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.

WITNESS my hand and official seal at office this 28th day of April, 2020.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$344,900.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2020.

NOTARY PUBLIC

My commission expires: 5-2-22

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON