Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0305

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of May, 2020

Notary Public

Commission Expires: 5/3/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew J. Donovan 636 Lake Terrace Drive Nashville, TN 37217	New Owner	136-14-0-047.00

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 Anne Turner, unmarried Nicholas Daniel Turner, and wife, Sara Lee Turner, as joint tenants with rights of survivorship

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

Matthew J. Donovan, unmarried man

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. 47 on the Plan of Section 1, Castlegate of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 90.39 feet on the Easterly margin of Lake Terrace Drive and extends back between lines 165.0 feet on the Northerly line and 210.0 feet on the Southerly line, to a line on the rear on which it measures 98.92 feet.

Being the same property conveyed to Mary Anne Turner, unmarried and Nicholas Daniel Turner and wife, Sara Lee Turner, as joint tenants with rights of survivorship by Quitclaim deed from Mary Anne Turner, unmarried and Nicholas Daniel Turner, married of record in Instrument No. 20160429-0041896 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on April 29, 2016.

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.

Karen Johnson Davidson County
Batch# 413738 **DEEDWARR**
06/12/2020 09:54:57 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200612-0060262

WARRANTY DEED

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-20-636

This is **improved** property known as: 636 Lake Terrace Drive, Nashville, TN 37217

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 28th day of May, 2020.

Nicholas Daniel Turner

Sara Lee Turner

Mary Anne Turner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicholas Daniel Turner, Sara Lee Turner, and Mary Anne Turner** 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 Mt. Juliet, Tennessee this 28th day of May, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

WARRANTY DEED