Karen Johnson Davidson County
Batch# 449043 DEEDWARR
08/03/2020 01:38:24 PM 5 pgs
Fees: $28.00 Taxes: $5,365.00
20200803-0085412

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.:
Craig Alan Irving, Trustee 4534 Santa Cruz Avenue San Diego, CA 92107	SAME	Map: 117-09-C Parcel: 31

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, **MARGARET LEEANN TURNER, a married woman** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CRAIG ALAN IRVING, TRUSTEE under the Craig Alan Irving Revocable Trust dated 8-6-19** (the "Grantee"), its representatives, successors and assigns, all of Grantor's 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, her heirs, representatives, successors, and assigns, forever. And the Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has 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 Grantor does further covenant and bind herself, her heirs, representatives, successors, and assigns to warrant and forever defend the title to the said land to the Grantee, its representatives, successors and assigns, against the lawful claims of all persons, whomever.

Montgomery G. Turner, Sr., husband of Grantor, hereby joins in the execution of this instrument to convey any and all marital interest in the Property to Grantee.

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 parties have executed this instrument as of the 31st day of July, 2020

Margaret L Turner
MARGARET LEEANN TURNER

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2020.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 11/8/21

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, upon oath, acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 31st day of July, 2020.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Bettie Jane Winton
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 $1,450,000.00.

Affiant

Subscribed and sworn before me this 31st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: May 9, 2023

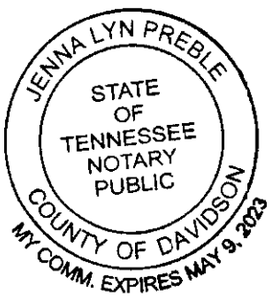


EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 31on the Plan of Burlington Subdivision, of record in Plat Book 5200, Pages 403 thru 406, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Margaret Leeann Turner from Montgomery Graham Turner, Sr. by Quitclaim Deed of record in Instrument No. 20010103-0001170, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

2. All matters shown on the Plan of Burlington Subdivision, as of record in Plat Book 5200, Pages 403 thru 406, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, changes, assessments and liens provided in the Covenants, Conditions, Restrictions and By-laws of record in Book 5863, Page 796, as amended in Book 6046, Page 134 and Book 11525, Page 300, Register's Office for Davidson County, Tennessee.

4. Charter of Burlington Homeowners Association, Inc., of record in Book 6018, Page 349, Register's Office for Davidson County, Tennessee.

5. Charter of Burlington Cooperative Corp., of record in Book 5869, Page 168, as amended in Book 7570, Page 316, Book 7866, Page 386 and Book 8158, Page 846, Register's Office for Davidson County, Tennessee.

6. Conveyance of common area to Burlington Cooperative Corp., of record in Book 6504, Page 207, Register's Office for Davidson County, Tennessee.

7. Sewer Easement to the City of Nashville, of record in Book 3401, Page 545, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 6929, Page 646, Register's Office for Davidson County, Tennessee.