Karen Johnson Davidson County
Batch# 472752 DEEDWARR
09/09/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20200909-0102844

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-050945

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Turtle Lake Development LLC	Turtle Lake Development LLC	
(NAME)	(NAME)	
128 Holiday Ct. Suite 125	128 Holiday Ct. Suite 125	071-14-0-034-00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANTHONY RAYFIELD BUSH AND WIFE, SANDRA RENEE BUSH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TURTLE LAKE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 the 12th Civil District, formerly the 17th Civil District, of Davidson County, Tennessee, being all of Lot No. 6 except on the Southeast corner thereof and the Northwest corner of Lot No. 5 on the Plan of the Henry Gibson Land, as of record Plat Book (Minute Book) "U", page 147, Register's Office for said County, described as follows:

Beginning on the Westerly margin of the Brick Church Pike at the corner of Lot Nos. 6 and 7 on said plan; thence with the Westerly margin of said Pike, Southwardly 99-2/3 feet to the Northeast corner of the small part of said Lot No. 6 conveyed by Mrs. Addie Paschal and husband, to Dr. T.E. Elliston by deed of record in Book 328, Page 505, Register's Office for said County; thence with the North line of said lot Westwardly 50 feet to the line between Lot Nos. 5 and 6, continuing Westerly with the line between said two lots to the East corner of the small part of Lot No. 5 conveyed by said Elliston and wife, to Mrs. Addie Paschal in said deed, continuing Westwardly with the South line of said part of said Lot 5 to the back line of said Lot No. 5;

thence with the back or West line of Lot Nos. 5 and 6, Northwardly 98 1/2 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots, Eastwardly 177 feet to the beginning.

Being the same property conveyed to Anthony Rayfield Bush and wife, Sandra Renee Bush by Warranty deed from Barbara Jean Ball and husband, Ralph A. Ball of record in Book 10824, page 44, Register's Office for Davidson County, Tennessee, dated February 23, 1998 and recorded on March 05, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1200 Brick Church Pike, Nashville, TN 37207-5304
(House No.) (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/our hand(s) this the 1st day of September, 2020

Anthony Rayfield Bush
Anthony Rayfield Bush

Sandra Renee Bush
Sandra Renee Bush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of September, 2020, before me personally appeared Anthony Rayfield Bush and wife, Sandra Renee Bush, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of September, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

