

PREPARED BY LYNN OMOHUNDRO, ATTORNEY, SPARTA, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **BRITTANY A. MAYFIELD TURNER, and husband, MERREALL TURNER, IV**, this day bargained and sold, and do hereby transfer and convey unto, **JILL V. CUNNINGHAM**, her heirs and assigns, certain real estate which is located in the Seventh (7th) Civil District of Warren County, Tennessee, described as follows:

Map 131, Parcel 01.01

BEGINNING at a stake where once stood a poplar, it being the northeast corner of the Argo 5000 acre entry; thence up the little bottom hollow north 63 deg. west 38 poles; thence north 55 ½ west 48 poles; thence south 83 ½ west 39 ½ poles to a yellow wood; thence south 2 ½ west 26 poles to a cucumber, Nunley's southeast corner; thence south 75 west 26 poles to ash corner, 2 poles north of the Argo line; thence east with Hugh's line and which is now considered the Argo east and west entry line 192 poles to the beginning, containing 50 acres more or less.

EASEMENT: It is expressly understood that a permanent and perpetual easement/right of way 24 feet wide is reserved across a tract of land (See Warranty Deed Book 152, page 31); beginning in the McMinnville and Altamont Road 33 feet north of the house, running westward to the Clara Fults tract of timber and to the herein above described tract of land.

Being the same property conveyed to Merreall Turner, IV, by Quitclaim Deed from Brittany A. Mayfield Turner to create a tenancy by the entireties, dated and recorded 10/27/17 in Record Book 421, Page 451, in the Register's Office for Warren County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns against the lawful claims of all persons.

SEND TAX NOTICES: **Jill V. Cunningham**
 1971 Sullivan Knowles Road
 Sparta, TN 38583

Terry Smith, Register
Warren County Tennessee
Rec #: 129174 Instrument #: 154601
Rec'd: 10.00 Recorded
State: 125.80 11/13/2017 at 2:15 PM
Clerk: 1.00 in Record Book
Other: 2.00 422
Total: 138.80 Pgs 695-696

Witness my hand, this 7th day of November, 2017.

Brittany A. Mayfield Turner
BRITTANY A. MAYFIELD TURNER

Merreal Turner IV
MERREAL TURNER, IV

STATE OF TENNESSEE)
)
COUNTY OF WHITE)

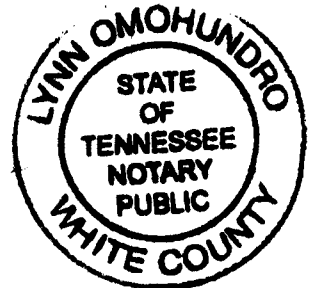
Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, BRITTANY A. MAYFIELD TURNER, and husband, MERREAL TURNER, IV with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/21/20

STATE OF TENNESSEE)
)
COUNTY OF WHITE)



The actual consideration or value whichever is greater, for this transfer is \$34,000.00

[Signature]
AFFIANT

Sworn to and subscribed before me,
this 7th day of November, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/21/20

