This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3823 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-162688

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
61-6-1.4	Mrs. Nettie I. Palmore	new owner BOOK 4496 PAGE 955
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12D-13053	418 Broadmoor Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

APR27 CONV 28,500.00
APR27 S'TAX A* 74.10
APR27 PR'FEE A* .50
APR27 W'DEED A* 3.00 * 77.60

ROBERT J. BARE and wife, JEAN A. BARE,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NETTIE I. PALMORE, a widow

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Sweeney-Clark Realty Company property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, page 43, Register's Office for said County, being Parcel No. 9 on the unrecorded plan of a subdivision of said Realty Company's property, described according to a survey made by Barge, Waggoner & Sumner, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the southerly margin of Broadmoor Drive, 111.8 feet east of the northeast corner of Parcel No. 11 conveyed to Maddux Construction Company, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, page 517, said point being the corner of Parcels Nos. 9 and 10; thence with the line between said two Parcels, south 11°40' west 216.5 feet; thence south 84°10' east 147.3 feet to Owen's west line; thence north 1°55' east 204.6 feet to the southerly margin of Broadmoor Drive; thence with the same westerly 111.9 feet to the beginning.

Being the same property conveyed to Robert J. Bare, unmarried, by deed from Maddux Construction Company, as of record in Book 3838, page 190, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1971 Taxes

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of April, 1971.

Jean A. Bare

Robert J. Bare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Sandy W. Ward, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert J. Bare and wife, Jean A. Bare, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26 day of April, 19 71.

My commission expires: 10-24-73

Sandy W. Ward
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 71

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:hs

FROM
ROBERT J. BARE and wife

TO
NETTIE I. PALMORE
1315 Stainback Ave
Nashville, Tenn.

B 12556

IDENTIF. REFERENCE

APR 27 2 58 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public