WARRANTY DEED

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: SEPT. 24, 2005

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,

4698 Lebanon Road, Hermitage, Tennessee 37076

H-0492

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt A. Waller	CTX Mortgage Company, LLC	084-11-0-126.00
(NAME)	(NAME)	
2315 Dennywood Drive	2828 N. Harwood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John J. Palmer and wife, Carol V. Palmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matt A. Waller and Erin M. Cusion, 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. 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee. Said Lot No. 255 fronts 80 feet on the Southerly margin of Dennywood Drive and extends back between lines 181 feet on the Westerly line and 177.1 feet on the Easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to John J. Palmer and Carol V. Palmer by Special Warranty Deed from TCIF REO1, L.L.C., dated February 15, 2002, recorded in Instrument Number 20020409-0043260, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2315 Dennywood Drive, Nashville, TN 37214

(House Number) (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 our hands this 28th day of June, 2002.

John J. Palmer

Carol V. Palmer

Davidson County DEEDWARR
Recvd: 06/27/02 13:38 2pgs
Fees:13.00 Taxes:412.55

20020627-0077676

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Palmer and wife, Carol V. Palmer the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 24th day of June, 2002.

Commission expires: 1/29/05

Amanda Jordan
Notary Public

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076