WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/24/07

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/20/05 12:35 2 pgs
Fees:13.00 Taxes:240.50
20050920-0112992

D-0581

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Swanger	New owner	083-02-0-094.00
(NAME)	(NAME)	
1413 Roberts Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Dorothy Palmore, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Swanger and wife, Heather Swanger, 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 27th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 8 on the map of Martha Martin Plan, in the old 18th District of Davidson County, Tennessee of record in Book 161, Page 101 Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Roberts Avenue 546 feet 6 inches East of the easterly margin of North 14th Street, being the Northwest corner of the property conveyed to Vernon C. Wakefield and wife, by deed of record in Book 140, page 42, said Register's Office; thence along Wakefield's westerly line, southerly 100 feet to a point; thence westerly 88 feet to a point in the Southeast corner of the property conveyed to V.H. Brown and wife, of record inBook 1579, Page 103, Register's Office; thence along Brown's East line, northerly 100 feet to the South margin of Roberts Avenue, thence with the margin of the same, easterly 88 feet to the beginning.

Being the same property conveyed to Robert Erven Palmore and Jerry Wayne Palmore by Installment Deed from Calvin Coolidge Burgett and wife, Catherine T. Burgett, dated October 18, 1979, of record in Book 5541, Page 75, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Robert Erven Palmore and wife Rose Marie Palmore by Quitclaim Deed from Jerry Wayne Palmore, dated April 18, 1984, of record in Book 6276, Page 226, said Register's Office. Said property being further conveyed to Dorothy E. Palmore by Quitclaim Deed from Robert E. Palmore and wife, Rose Marie Palmore, dated April 15, 1994, of record in Bok 9314, Page 940, said Register's Office. Being the same property conveyed to Dorothy Palmore and Jerry W. Palmore, an unmarried man by Quitclaim Deed from Dorothy Palmore, dated March 18, 1999, of record in Book 11405, Page 780, said Register's Office. Being the same property conveyed to Dorothy Palmore by Quitclaim Deed from Dorothy Palmore and Jerry W. Palmore, an unmarried man, dated March 18, 1999, of record in Book 11405, Page 792, said Register's Office.

Robert Palmore executes this instrument on behalf of Dorothy Palmore pursuant to Power of Attorney of record in Instrument Number 20050920-0112991, Register's Office for Davidson County, TN.

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 1414 Roberts Ave., Nashville, TN 37206

(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 my hand this 16th day of September, 2005.

Dorothy Palmore by Robert Palmore

Dorothy Palmore by Robert Palmore, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Palmore, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Dorothy Palmore, and acknowledged that he/she execute the same by Power of Attorney,as the free act and deed of said Dorothy Palmore. Witness my hand and Notarial Seal this 16th day of September, 2005.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027