WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00**

Martine A. Mahoney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martine A. Mahoney	Bank of America	**83-10-5**
(NAME) **408 N. 16th Street**	P. O. Box 650071	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Dallas, TX 75265-0071	
(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, **Thomas Palmeri and Amy Palmeri, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martine A. Mahoney**, 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:

BEING Lot No. 7 on the map of the survey of J.J. Tamble Tract of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. *

BEING the same property conveyed to Thomas Palmeri and wife Amy Palmeri by Deed from Anthony Cane-Honeysett and wife Elizabeth Floyd dated July 30, 1999, recorded on August 3, 1999 in Book 11603, Page 894, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **408 N. 16th Street, 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 **our hands** this **8th day of August, 2006.**

Thomas Palmeri

Amy Palmeri

* Said Lot No. 7 fronts 50 feet on the westerly margin of North 16th Street and extends back between parallel lines 204.2 feet to an alley measuring 50 feet thereon.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 29, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/09/06 14:40 2 pgs
Fees:13.00 Taxes:1572.50
20060809-0098230

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Thomas Palmeri and Amy Palmeri, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of August, 2006**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

