6

WARRANTY DEED

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

STATE OF **TENNESSE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**

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
Thomas J. Palmeri	Suntrust Mortgage, Inc.	**93-13-383**
(NAME)	(NAME)	
1410 South Street	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Irvine, CA 92619-7028	
(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, **Karen Klein**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Palmeri and Amy B. Palmeri, husband and wife**, 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 the westerly one half of Lot No. 65 on the Map of Sigler's Addition as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

SAID part of Lot No. 65 fronts 50 feet on the Northerly side of South Street and runs back between parallel lines 205 feet to an alley.

BEING the same property conveyed to Karen S. Klein, a single person by Deed from Monica Lesia Patton Virgo, dated March 7, 2005 recorded on March 18, 2005 in Instrument No. 20050318-0029788, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1410 South Street, Nashville, TN 37212**
(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 **8th day of August, 2006.**

Karen S Klein

Karen S. Klein

Davidson County DEEDWARR
Recvd: 08/11/06 09:58 2 pgs
Fees:13.00 Taxes:1535.50

20060811-0099005

STATE OF **TENNESSE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Karen S. Klein** with whom I am personally acquainted, and who, upon oath, acknowledged herself to the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her 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