WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$121,000.00~~ 126,900.00

Jennifer Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007.

Laura B. Rininger
Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/29/07 10:19 2 pgs
Fees:13.00 Taxes:469.53
20070129-0011501

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Palmer	New Century Mtg	**151-10-A-140CO**
(NAME) **7025 South Hampton Blvd.**	(NAME) 3354 Perimeter Hill Dr., #106	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) NAshville, TN 37211	
(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, **Jennifer Williams and Franklin Williams, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Palmer and wife, Olivia A. Palmer**, 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. 252 on the Plan of Phase 2, Villages of Long Hunter P.U.D., of record in Instrument No: 20020515-0059732, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jennifer Lagrand-Sato, unmarried by deed from Ole South Properties, Inc., of record in Instrument No: 20020904-0106254, Register's Office for Davidson County, Tennessee. Jennifer Lagrand-Sato having since married is now known as Jennifer Williams.

Franklin Williams, spouse of Jennifer Williams, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

This property is subject to: See below **

unimproved ☐

This is improved ☒ property, known as **7025 South Hampton Blvd., Antioch, TN 37013**

(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 26th day of January, 2007.

Jennifer Williams

Franklin Williams

2007 property taxes and every year thereafter; HOA Charter filed of record in Inst. No. 20010531-0056381; Watermain Easement of record in Book 8197, pg 288, Book 8358, pg 91, and Book 8358, pg 94; Easement to Tennessee Telephone Company of record in Book 9661, pg 919; Easement to Tennessee Valley Authority of record in Book 4446, pg 423, and Book 4535, pg 351; Sanitary Sewer Easement of record in Inst. No. 20000906-0088271, and in Inst No. 20000906-0088272; Transmission line easement of record in Book 4428, pg 575; Subject to any and all matters of record in Inst. No. 20020515-0059732; all in the Register's Office for Davidson County, Tennessee. This conveyance is further subjec to all applicable zoning ordinances, utility, sewer, drainage and other easement of record, all subdivision/condominium assessments, covenants, by-laws, restrictions, declarations and easements of record, building restrictions,a dn any other matters of public record.

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 Jennifer Williams and Franklin Williams, wife and husband, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF JANUARY, 2007.

Commission expires: 3-21-09



Laura B. Rininger

Notary Public