File No. 271101159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/04/07 10:34 2 pgs
Fees:13.00 Taxes:240.50

20071204-0140239

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty Wall	Marty Wall	002-00-0-075.00
(NAME)	(NAME)	
1048 Baxter Lane	1048 Baxter Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Julius W. Palmer, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marty Wall and wife, Shari Wall**, 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:

A tract of land in the Tenth Civil District of Davidson County, Tennessee, and described as follows: Beginning at an iron pin in the east right-of-way of Baker Road, same being 339.70' south of the center of Old Springfield Highway, thence; leaving the right-of-way S 80 degrees 57' 35" E 200.00' to an iron pin, thence; S 14 degrees 57' 12" E 906.25' to an iron pin, thence; N 63 degrees 51' 37" W 1140.00' to an iron pin in the south right-of-way of Baker Road, thence; with the right-of-way along a curve to the left along a radius of 165.00' for a distance of 158.73', thence; N 26 degrees 10'13" E 266.31', thence N 80 degrees 13'03'E 211.51', thence; along a curve to the left with a radius of 62.51' for a distance of 77.63' to the pint of beginning, containing 10.00 acres, more or less, according to a survey dated 11/22/77 by Dewayne Caidwell.

Being the same property conveyed Julius W. Palmer from Howard L. Caughron and wife, Marguerite Caughron by Warranty Deed dated December 1, 1977 in Book 5238, Page 456 Register's Office for Davidson County, Tennessee.

Area or content of the subject property is neither guaranteed nor insured.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as _____ Baker Road, , Goodlettsville, TN 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 30th day of November, 2007.

Julius W. Palmer

Julius W. Palmer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Julius W. Palmer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

File Number: 271101159

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066