WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026896 DEEDWARR
Recvd: 05/05/10 14:55 2 pgs
Fees:13.00 Taxes:580.90
20100505-0034228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Kathleen R Camp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2010.

Anita Jurlson
Notary Public

MY COMMISSION EXPIRES: 8-14-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Martin Baltz, III	Douglas Martin Baetz III	Map 161-5
(NAME)	(NAME)	
766 Huntington Parkway	766 Huntington Pkwy	Parcel 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **THADDEUS A. PALUS AND WIFE, WANDA P. PALUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS MARTIN BALTZ, III,** 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. 31 on the Plan of Huntington Park, Section One, of record in Plat Book 4175, page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thaddeus A. Palus and wife, Wanda P. Palus by deed from John W. Hall and Mollie B. Hall of record in Book 8222, page 74, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 4175, page 10, said Register's Office; and (c) restrictive covenants of record in Book 4225, page 7778, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 766 Huntington Parkway, Nashville, Tennessee 37211
(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 30th day of April, 2010.

Thaddeus A. Palus

Wanda P. Palus

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 Thaddeus A. Palus and Wanda P. Palus, the bargainor, 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 30th day of April, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011