BILL GARRETT, Davidson County
Trans:T20110010276 DEEDWARR
Recvd: 02/18/11 10:08 2 pgs
Fees:13.00 Taxes:277.50
20110218-0013877

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $75,000.00 (Seventy Five Thousand).

Rebecca B Palmer
AFFIANT

Subscribed to and sworn before me this 14th day of February, 2011.

Joyce Jordan
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215
This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patrick B. Palmer and Rebecca B. Palmer 8947 Sawyer Brown Rd Nashville, TN 37221	Same	142-9H-13

WARRANTY DEED

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/WE, **PATRICK B. PALMER, A MARRIED MAN AND MICHAEL W. PALMER, A MARRIED MAN, AS SOLE HEIRS AND BENEFICIARIES OF THE ESTATE OF DOLORES J. MAYES** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PATRICK B. PALMER AND WIFE, REBECCA B. PALMER**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8947 , together with the Carport designated No. 8947 -C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq. Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County, and annexation documents in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 8975, page 89, Book 9053, page 256. Being part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from B. B. Doubleday, Jr., of record in Book 7074, page

493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dolores J. Mayes, a widow by Quit Claim Deed of record in Instrument No. 20101105-0088902, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Mayes and wife, Dolores J. Mayes by deed of record in Book 9120, Page 385, Register's Office for Davidson County, Tennessee. The said William R. Mayes having since died May 12, 1995, resident of Davidson County, Tennessee and being survived by his wife, Dolores J. Mayes. The said Dolores J. Mayes having died testate on December 14, 2010, a resident of Davidson County, Tennessee, and her Last Will and Testament, naming Patrick B. Palmer and Michael W. Palmer, her sons, as her sole heirs and beneficiaries.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **8947 SAWYER BROWN ROAD** **NASHVILLE,TN37221**

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. Whenever 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, this 14th day of February, 2011

Patrick B. Palmer

Michael W. Palmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of February, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patrick B. Palmer and Michael W. Palmer** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of February, 2011.

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

LTSR Number:

GTE File: 2011021979