WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. MARK A. ELLMORE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Palmer K. Harston	New Owner	Map 118-10
(NAME)	(NAME)	
3414 Springbrook Drive		Parcel 133
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **PETER R. WICHERS AND WIFE, SARA WICHERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PALMER K. HARSTON AND JOHN JOSEPH WILLIAMS**, 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. 74 on the Plan of Pleasant Valley, Part of O. F. Noel Estate, of record in Plat Book 1424, page 63, 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 Peter R. Wichers and wife, Sara Wichers by deed from Terry L. Roberts, married of record in Instrument No. 20070912-0109286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes and(b) all matters appearing on the plan of record in Book 1424, page 63, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3414 Springbrook Drive, Nashville, Tennessee 37204

(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.

BILL GARRETT, Davidson County
Trans:T20110027346 DEEDWARR
Recvd: 05/09/11 08:24 2 pgs
Fees:13.00 Taxes:962.00

20110509-0035271

Witness our hands this 3 day of MAY, 2011.

Peter R. Wichers

Sara Wichers

STATE OF North Carolina
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter R. Wichers and Sara Wichers, 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 Winston Salem (city), North Carolina (state) this 3rd day of May, 2011.

Commission expires: 3.25.2012

Notary Public

AMY SLUSHER
Notary Public - North Carolina
Stokes County

(seal)