WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110042516 DEEDWARR
Recvd: 07/14/11 13:55 3 pgs
Fees:18.00 Taxes:1017.50
20110714-0054009

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/15/2014
(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
Fred S. Palmer, III	Churchill Mortgage Corp.	Map 168
(NAME)	(NAME)	
9051 Hester Beasley Road	761 Old Hickory Blvd.,#400	Parcel 109
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, **LINDA ANNESE CLAXTON WELLS AND ELLEN KAY CLAXTON MCDONALD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED S. PALMER, 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Being the same property conveyed to Herman T. Claxton and wife, Frances O. Claxton, by deed from W. J. Newlen, unmarried, of record in Book 4754, page 445, said Register's Office. Herman T. Claxton died vesting title solely in Frances O. Claxton. Frances O. Claxton has since died. Linda Annese Claxton (N/K/A Linda Annese Claxton Wells) and Ellen Kay Claxton (N/K/A Ellen Kay Claxton McDonald) are the devisees under the Will of Frances Oweise Claxton (A/K/A Frances O. Claxton), probated November 2, 2010 of record in Docket No. 10P-1655, Probate Court Clerk's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

This conveyance is subject to 2011 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 9051 Hester Beasley Road, Nashville, Tennessee 37221
(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 11 day of July, 2011.

Linda Annese Claxton Wells

Linda Annese Claxton Wells
By: Kay McDonald, Attorney in Fact
By Kay McDonald, attorney in fact

Ellen Kay Claxton McDonald

Ellen Kay Claxton McDonald

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Kay Claxton McDonald, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of July, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

STATE OF
COUNTY OF

On this 11 day of July, 2011, before me personally appeared Kay McDonald, to me known to be the person who executed the foregoing instrument on behalf of Linda Annese Claxton Wells and acknowledged that she executed the same as the free act and deed of Linda Annese Claxton Wells.

Witness my hand and official seal at Nashville, Tennessee this 11 day of July, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE EAST AND SOUTH; HERMAN T. CLAXTON REMAINDER ON THE WEST AND NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET ON THE NORTH SIDE OF HESTER BEASLEY ROAD, LOCATED S84°13'43"E 778.66' FROM AN EXISTING IRON PIN ON THE NORTH SIDE OF HESTER BEASLEY ROAD IN THE EAST LINE OF NEIL R. McDONALD (REF. INSTRUMENT# 20020326 PAGE 36431 R.O.D.C.) THENCE WITH 2 NEW LINES N00°31'35"E 516.61' TO AN IRON PIN SET; THENCE S89°44'33"E PASSING A WITNESS IRON PIN AT 466.91' IN ALL 491.93' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD S02°41'05"W 208.88' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=68°37'27"; RADIUS=250.00'; ARC=299.43'; TANGENT=170.62'; CHORD=S36°59'48"W 281.85' TO A POINT; THENCE S71°18'32"W 309.28' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=02°55'55"; RADIUS=502.42'; ARC=25.71'; TANGENT=12.86'; CHORD=S72°46'28"W 25.71' TO A POINT; THENCE LEAVING THE CENTER OF HESTER BEASLEY ROAD N00°31'35"E 26.10' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING A PORTION OF HERMAN T. CLAXTON AND FRANCES O. CLAXTON PROPERTY FROM W. J. NEWLAN AS RECORDED IN DEED BOOK 4754 PAGE 445 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 26, 2005.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT. THE ABOVE TRACT IS SUBJECT TO ANY EASEMENT OF HESTER BEASLEY ROAD.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED