WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055923 DEEDWARR
Recvd: 09/09/11 09:53 2 pgs
Fees:13.00 Taxes:207.20

20110909-0069972

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Carol V. Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-4-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Palmer	Same as New Owner	15011013300
(NAME)	(NAME)	
1007 Commodore Place		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janice Ann Cutchin** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John J. Palmer and**
and Carol V. Palmer, husband and wife, hereinafter called the GRANTEE(S), their heirs and/or 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. 284 on the Plan of Towne Village of the Country Section Three, of record in Plat Book 5200, Page 268-269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janice Ann Cutchin by Deed from Roger Wayne Cutchin, dated 05/31/2011 and filed for record on 06/08/2011 in Instrument 201106080043858, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 268-269, said Register's Office.

Restrictions of record in Book 5635, Page 545, said Register's Office.

Deed of Conveyance of record in Book 5866, Page 45, Book 5925, Page 350, Book 5925, Page 355, Book 6303, Page 420, Book 6303, Page 423, Book 6846, Page 668, said Register's Office.

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 3368 Towneship Road, Antioch, TN 37013
(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/or 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/or 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 hand this 2nd day of Sept, 2011.

Janice Ann Cutchin

State of Tennessee
County of Wilson

Personally appeared before me Janice Ann Cutchin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2011.

Notary Public
My Commission Expires: 7-6-16

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122