File No. 120729

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053951 DEEDWARR
Recvd: 07/23/12 14:04 2 pgs
Fees:13.00 Taxes:370.00

20120723-0064572

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-13-2015

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caprice Palmer	Caprice Palmer	071-16-0-315.00
(NAME)	(NAME)	
P.O. Box 1333	P.O. Box 1333	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Goodlettsville, TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Jane H. Randolph, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caprice Palmer and Deborah Campbell, 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. 40 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 40 fronts 88.5 feet on the south side of Dayton Avenue and runs back between lines 145 feet, more or less, to an alley on which it measures 140 feet.

BEING the same property conveyed to Jane H. Randolph by Quitclaim Deed from Shelia Hudson dated 9/20/07 and recorded 9/24/07 in Instrument Number 20070924-0113838; and the same property previously conveyed to Jane H. Randolph and Shelia Hudson by Assumption Warranty Deed from C. E. Jones, Inc. and C. E. Jones, the Sole Shareholder of C. E. Jones, Inc., which is now dissolved, dated 2/1/06 and recorded 2/21/06 in Instrument Number 20060221-0019927, Register's Office for Davidson County, Tennessee. *The said C. E. Jones is also known as Carl Enoch Jones.*

unimproved ☐

This is improved ☒ property, known as 805-A West McKennie Avenue, Nashville, TN 37206

(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.

File No. 120729
Witness my hand this 17th day of July, 2012.

Jane H Randolph
Jane H. Randolph

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane H. Randolph, the bargainor(s), 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 this 17th day of July, 2012.

Commission expires:

BRENDA SHELBY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-17-2015

Brenda Shelby
Notary Public