APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES 10-28-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany P. Latham and Westley J. Palmer 1156 Pierce Rd. Madison TN 37115	SAME	Map & Parcel: 43-02-10.00CO

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,

Margaret G. Perrino, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tiffany P. Latham, an unmarried woman and Westley J. Palmer, an unmarried man, joint tenants with right of survivorship

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. 16 on the map of the Re-Subdivision of Lot Nos. 2 to 6 Inclusive of a subdivision of Lot No. 27 and a part of Lot No. 29 of the Dixie Pure Food Subdivision at Amqui as of record in Book 843, Page 66, Register's Office for Davidson County Tennessee, to which map reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Margaret G.Perrino, a single woman by Deed from Candace A. Elkins-Foreman, a married woman dated September 16, 2008 of record in Instrument No. 20081008-0102074, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for sewer/storm drainage to Metro, of record in Book 4845, Page 24 and in Instrument No. 20110418-0029488, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is property known as: **1156 Pierce Rd., Madison TN 37115**
(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 Margaret G. Perrino hand(s) this 15th day of March, 2013.

Margaret G. Perrino
Margaret G. Perrino

BILL GARRETT, Davidson County
Trans: T20130022259 DEEDWARR
Recvd: 03/19/13 10:31 2 pgs
Fees: 13.00 Taxes: 407.00

20130319-0027091

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, 15th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
~~STATE TITLE, INC.~~
~~4334 Lebanon Road~~
~~Hermitage, TN 37076~~

Anchor Title, LLC
348 Cool Springs Boulevard
Suite A
Franklin, TN 37067