THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00. x Abigail H. Palmer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2013 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B

RETURN TO

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail H. Palmer	Pinnacle Bank	MAP 117-05
3611 Sperry Avenue	150 3rd Avenue South #900	PARCEL 41
Nashville, TN 37215	Nashville, TN 37201	
(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, **Nancy J. Wahl, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail H. Palmer, unmarried**

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 number 39 on the Map of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nancy J. Wahl, married, by deed from Jean Breeding Butler, unmarried, of record in Instrument No. 20090727-0070371, Registers Office for Davidson County, Tennessee, dated July 24, 2009 and recorded July 27, 2009. Her spouse Robert W. Wahl joins in this conveyance, waiving any marital interest he may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **3611 Sperry Avenue, Nashville, TN 37215.**

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:T20130026847 DEEDWARR
Recvd: 04/03/13 09:49 2 pgs
Fees:13.00 Taxes:1517.00
20130403-0032751

Witness our hand(s) this the 1st day of April, 2013.

Nancy J. Wahl by John Lott, Attorney-in-Fact

Robert W. Wahl by John Lott, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Lott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Nancy J. Wahl and Robert W. Wahl**, as their Attorney in Fact, as the free act and deed of the within named **Nancy J. Wahl and Robert W. Wahl**.

Witness my hand and official seal this the 1st day of April, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.