BILL GARRETT, Davidson County
Trans:T20130074507 DEEDWARR
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Fees:13.00 Taxes:671.18
20130828-0090845

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Timothy J. Miller	Wilson Bank & Trust	64-15-A-3.00
(NAME)	(NAME)	
111 Old Hickory Blvd, Apt 208	1436 W Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lebanon, TN 37087	
(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, we, **Tonya R. Palmer, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Timothy J. Miller, unmarried**, 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 Number 3 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 697, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description .

Being the same property conveyed to Tonya R. Palmer, unmarried, by deed from Secretary of Housing and Urban Development of Washington D.C, dated 9/30/2002 and filed for record on 108182002 in Instrument no. 200210010118899, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 625, Plat Book 7900, Page 697, said Register's Office.
Restrictive Covenants of record in Book 9231, Page 719, said Register's Office.
Storm water Detention Agreement of record in Book 9356, Page 959, said Register's Office.
Charter of record in Book 9315, Page 723, 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 709 Sweetwater Circle, Old Hickory, TN 37138-2068
(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 26th day of August, 2013.

Tonya R. Palmer

Tonya R. Palmer

State of Tennessee
County of Wilson

Personally appeared before me Tonya R. Palmer, 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 26th day of August, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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