BILL GARRETT, Davidson County
Trans:T20140016390 DEEDWARR
Recvd: 03/11/14 10:18 2 pgs
Fees:13.00 Taxes:307.10

20140311-0020263

# WARRANTY DEED

B-VRES-14-1313

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Palm Tree Properties LLC | Palm Tree Properties LLC | |
| 235 Cinnabar Lane (ADDRESS) | 235 Cinnabar Lane (NAME) (ADDRESS) | |
| Yardley, PA 19067 (CITY) (STATE) (ZIP) | Yardley, PA 19067 (CITY) (STATE) (ZIP) | 043-01-0-173.00 |

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 TINNON MEDLEY AND BETTYE S. MEDLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PALM TREE PROPERTIES LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 ON THE PLAN OF SECTION ONE, PIERCE PLACE, OF RECORD IN PLAT BOOK 5190, PAGE 733, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TINNON MEDLEY AND BETTYE S. MEDLEY, HUSBAND AND WIFE BY WARRANTY DEED FROM WILLIAM ROYSTER AND JANE M. ROYSTER, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20070424-0048599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 21, 2007 AND RECORDED ON APRIL 24, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 5190, PAGE 733; RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESERVATIONS OF RECORD IN BOOK 107, PAGE 234; AND EASEMENT AND RIGHT-OF-WAY TO HENRY COUNTY, TENNESSEE OF RECORD IN BOOK 53, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1313 Pierce Road, Madison, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this 7th day of March, 2014.

Tinnon Medley

Bettye S. Medley

STATE OF Tennessee
COUNTY OF Davidson

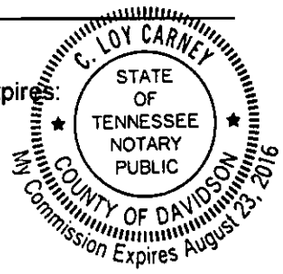
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tinnon Medley and Bettye S. Medley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2014.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903