This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $155,000.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2014.

Notary Public
My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald Smith 2509 Oak Forest Drive Antioch, TN 37013	Same address as new owner	149-2-44

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP G. PALMER AND WIFE, INGRID B. PALMER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD SMITH, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Oakwood Subdivision, Phase I, of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip G. Palmer and wife, Ingrid B. Palmer, by Warranty Deed from Centex Real Estate Corporation, dated July 31, 1991, of record in Book 8418, page 122, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2509 Oak Forest Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of April, 2014.

Philip G Palmer

Ingrid B Palmer

BILL GARRETT, Davidson County
Trans:T20140026488 DEEDWARR
Recvd: 04/21/14 09:23 2 pgs
Fees:13.00 Taxes:573.50
20140421-0032659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip G Palmer and Ingrid B Palmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2014.

My commission expires:

Sonia Amelia Sifuentes
Notary Public

