WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 12th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

R-VRES-14-204

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lillian Ruth Smith	NEW OWNER	
(NAME)	(NAME)	**103-16-103.00**
204 South Wilson Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ERIC SCOTT PALMER, UNMARRIED, AND ALLEN MCKENDREE PALMER FKA HERBERT ALLEN MCKENDREE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LILLIAN RUTH SMITH** 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 1, BLOCK E, A SUBDIVISION OF LOTS 6 AND 7, RICHLAND REALTY COMPANY SUBDIVISION, as shown on plat of record in Plat Book 547, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Peter H. Curry, Trustee to Eric Scott Palmer and Herbert Allen McKendree as recorded on the 12th day of April, 2006 in Instrument No. 20060412-0042197 and Warranty Deed from Leslie Mark Lang and Susan M. Berkebile, Husband and Wife to Eric Scott Palmer, A Single Person as recorded on the 22nd day of March, 2001 in Instrument No. 20010322-0027585, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded in Plat Book 547, Page(s) 114, said Register's Office.
- Restrictive Covenant for Detached Structure recorded at Instrument No. 20040622-0073875, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 South Wilson Blvd, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20140033949 DEEDWARR
Recvd: 05/15/14 12:56 2 pgs
Fees:13.00 Taxes:2090.50
20140515-0041818

Witness my/our hand(s) this the 9th DAY OF MAY, 2014.

Eric Scott Palmer

Allen McKendree Palmer by Eric Scott Palmer as 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, ERIC SCOTT PALMER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC SCOTT PALMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf ofALLEN MCKENDREE PALMER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLEN MCKENDREE PALMER.

Witness my hand and official seal, this the 9th of May, 2014.

Notary Public
My Commission Expires: 3-6-16
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212