BILL GARRETT, Davidson County
Trans:T20140035871 DEEDWARR
Recvd: 05/22/14 10:47 2 pgs
Fees:13.00 Taxes:1180.78

20140522-0044176

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Keen Palmer	New ~~CASH~~ owner	129-12-0-072.00
(NAME)	(NAME)	
1000 Percy Warner Blvd	same	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph L. Gutt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nancy Keen 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 No. 76 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said lot fronts 100.03 feet on the easterly side of Percy Warner Boulevard and runs back between parallel lines, 150 feet to the west right-of-way of the L & N Railroad on which it measures 99.87 feet.

Being the same property conveyed to Joseph L. Gutt and wife, Morrissey R. K. Gutt by Warranty Deed from David B. Womack and wife, Martha P. Womack, of record in Book 9437, page 91, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Joseph L. Gutt by Quitclaim Deed dated September 7, 1996 from Morrissey R. Gage and filed of record in Book 10187, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1000 Percy Warner Blvd, Nashville, TN 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 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, has 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.

Witness our hands this **19th** day of **May, 2014**

Joseph L. Gutt

Candice Gutt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joseph L. Gutt and Candice Gutt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **May, 2014**

Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122