THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

File No. 27745SP

Return to:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $705,000.00.

Robert E. Sanders

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2014.

Notary Public

My commission expires: 5-3-16

Name and Address of New Owner:

Lynne C. Bell
3430 Amanda Avenue
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140058526 DEEDWARR
Recvd: 08/11/14 10:01 3 pgs
Fees:18.00 Taxes:2608.50
20140811-0071985

Send Tax Bills To:

New Owner

Street Address of Subject Property:

3430 Amanda Avenue
Nashville, TN 37215

Map and Parcel:

117-7-S-001 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JGPalmer Development, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **Lynne C. Bell,** hereinafter called "**GRANTEE.**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of the Homes at Amanda, a Horizontal Property Regime with Private Elements, as set forth in the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20130424-

0040800 in the Register's Office for said County and shown as part of Exhibit "B" therein, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to JGPalmer Development, LLC, a Tennessee limited liability company, by Warranty Deed from Maude H. McLean, unmarried, of record as Instrument No. 20130422-0039911 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3430 Amanda Avenue, Nashville, TN 37215.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record as Exhibit "B" of Instrument No. 20130424-0040800 in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Plan of record in Book 547, page 156, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Homes at Amanda, a Horizontal Property Regime with Private Elements of record as Instrument No. 20130424-0040800 in said Register's Office, and to which reference is hereby made as if copied verbatim.

5. By-Laws of the Homes at Amanda, Inc. of record as Exhibit "C" of Instrument No. 20130424-0040800 in said Register's Office.

6. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20130424-0040800 in said Register's Office.

7. Declarations/Restrictions of record in Book 1035, page 462, in said Register's Office.

8. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4076, page 402, in said Register's Office.

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, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is 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 Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, her 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 its hand this 7th day of August, 2014.

JGPalmer Development, LLC

By: _____
J. Gray Palmer, President and Sole Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared J. Gray Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Sole Member of JGPalmer Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President and Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President and Sole Member.

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

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

_____
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

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