Davidson County DEEDWARR
Recvd: 08/11/14 16:05 2 pgs
Fees:13.00 Taxes:910.20
20140811-0072447

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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( ) Title No: 53629
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Palmer Julia Palmer 7236 Explorer Trail Nashville, TN 37221	Highlands Residential Mortgage 1800 N. Central Expressway #150 Dallas TX 75243

TAX MAP-PARCEL NUMBERS: 126150A27700 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Laura M. Sturgill Waddell, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kenneth Palmer and wife, Julia Palmer hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Seven, Boone Trace at Billmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura M. Sturgill by deed from Timothy M. Hampton and wife, Erika Hampton, dated December 15, 2009, recorded December 16, 2009 in Instrument No. 20091216-0114398, Register's Office for Davidson County, Tennessee. Laura M. Sturgill having since married and is now known as Laura M. Sturgill Waddell.

Chris Waddell, husband of Laura M. Sturgill Waddell hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20011003-0107279, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictions of record in Book 7265, Page 657, said Register's Office.

This is improved property, known as: 7236 Explorer Trail, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2014.

Laura M. Sturgill Waddell
Laura M. Sturgill Waddell

Chris Waddell
Chris Waddell

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2014, before me the undersigned authority, personally appeared Laura M. Sturgill Waddell and Chris Waddell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2014

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017