Davidson County DEEDWARR
Recvd: 09/30/14 13:32 4 pgs
Fees:23.00 Taxes:2590.00
20140930-0090128

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. 27746SP***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration for this transfer is $700,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2014.* *Notary Public* *My commission expires:* ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 3, 2015

Name and Address of New Owner:

Andrew C. and Laura G. Eckstein
3432 Amanda Avenue
Nashville, TN 37215

Send Tax Bills To:

~~New Owner~~ Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

Street Address of Subject Property:	**Map and Parcel**:
3432 Amanda Avenue Nashville, TN 37215	117-7-S-002 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 Grantees, 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 **Andrew C. Eckstein and wife, Laura G. Eckstein,** hereinafter called "**GRANTEES,**" their 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 B 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 3432 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 in Book 547, page 156, in the Register's Office for Davidson County, Tennessee.

3. 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.

4. 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees 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 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 its hand this 29th day of September, 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 29th day of September, 2014.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

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

NOTARY PUBLIC

My commission expires:

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True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017