mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079150 DEEDWARR
Recvd: 10/21/14 12:00 2 pgs
Fees:13.00 Taxes:814.00
20141021-0096929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF OCTOBER, 2014.

NOTARY PUBLIC

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6541 JEANNETTE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian Jeannette	SAME	126150A24100CO
8229 Canoe Court		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

RICK S. PALMER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN JEANNETTE, 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 219, SECTION FIVE, BOONE TRACE AT BILTMORE, as shown on plat of record in Instrument No. 20000622-0062086, 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 Wendy R. Palmer, unmarried to Rick S. Palmer, unmarried as recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053524 and Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. to Rick S. Palmer and Wendy R. Palmer, Husband and Wife as recorded on the 17th day of January, 2002 in Instrument No. 20020117-0007111, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, BOONE TRACE AT BILTMORE, as recorded in Instrument No. 20000622-0062086 and Boundary Plat recorded in Plat Book 6900, Page 470, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657, Book 9342, Page 312, re-recorded in Book 9735, Page 931, amended in Book 10032, Page 813 as supplemented in Book 10306, Page 817, Book 11455, Page 443 and Instrument Nos. 20001226-0008529, 20011211-0121618, 20011119-0126832 and 20010717-0075902 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Boone Trace Homeowners Association, Inc. recorded in Book 9607, Page 534.

f. Easement recorded in Book 8992, Page 63 and Book 9665, Page 420.

g. Quitclaim Deed for Open Space Area or Common Area recorded at Instrument No. 20011119-0126831.

h. Stormwater Detention Agreement recorded at Instrument No. 20001120-0114598.

This is improved property known as 8229 Canoe Court, Nashville, TN 37221

This is improved property known as 8229 Canoe Court, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 10th day of October, 2014.

Rick S. Palmer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RICK S. PALMER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of October, 2014.

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: My Comm. Expires Dec 20, 2015

File #: 14-R6541 JEANNETTE

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067