RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON (TT)

The actual consideration or value, whichever is greater, for this transfer is 70,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2014.

Notary Public

My commission expires: _____

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

BILL GARRETT, Davidson County
Trans:T20140084409 DEEDWARR
Recvd: 11/07/14 14:36 3 pgs
Fees:18.00 Taxes:259.00
20141107-0103220

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOM EAVES	**NEW OWNER**	**064120A91200CO**
912 OLD FOUNTAIN PL	**427 BETH DRIVE**	
37076 **HERMITAGE, TN 37076**	**MT. JULIET, TN 37122**	

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,

THE ESTATE OF ALICIA LANE PALMER

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

TOMMY D. EAVES, 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 all of Unit No. 912, on Site Plan of Section 2, Fox Run Condominiums, of record in Plat Book 5200, Page 148, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, filed as Exhibit "A" to and established by Master Deed of record in Book 5535, Page 713, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alicia Lane Palmer by Warranty Deed dated from Eunice Y. Lee of record in Book 9867, Page 488, Register's Office for Davidson County, Tennessee. The said Alicia Lane Palmer died testate on 02/05/2013 and by her Last Will and Testament devised her property equally to between four children, Thomas Myers Palmer, II, Herbert Lane Palmer, Theresa McKay Palmer Kuhr, and Lois Charles Palmer, Jr., by will of record in Document No. 13P-581, in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 912 OLD FOUNTAIN PL, HERMITAGE, TN 37076

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, 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/our hand(s) this 5th day of November, 2014.

THE ESTATE OF ALICIA LANE PALMER
BY: THOMAS MYERS PALMER II
ITS: CO-EXECUTOR

THE ESTATE OF ALICIA LANE PALMER
BY: THERESA MCKAY PALMER KUHR
ITS: CO-EXECUTRIX

HERBERT LANE PALMER

LOUIS CHARLES PALMER, JR.
BY THOMAS MYERS PALMER II, ATTORNEY-IN-FACT

THOMAS MYERS PALMER II

THERESA MCKAY PALMER KUHR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared THOMAS MYERS PALMER II , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is CO-EXECUTOR of THE ESTATE OF ALICIA LANE PALMER and that he is authorized by THE ESTATE OF ALICIA LANE PALMER to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of November, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared THERESA MCKAY PALMER KUHR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is CO-EXECUTRIX of THE ESTATE OF ALICIA LANE PALMER ,and that he is authorized by THE ESTATE OF ALICIA LANE PALMER to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of November, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5TH day of NOVEMBER ,2014 before me personally appeared **HERBERT LANE PALMER** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.



Notary Public Elizabeth Maison

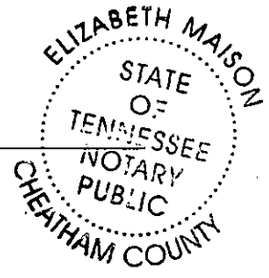
My commission expires: 9.11.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **THOMAS MYERS PALMER II** to me known to be the person who executed the foregoing instrument in behalf of **LOUIS CHARLES PALMER, JR.** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **LOUIS CHARLES PALMER, JR.**

Witness my hand, at office, this 5th day of November, 2014.

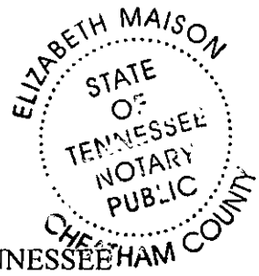
Elizabeth Maison
Notary Public



My Commission Expires: 9.11.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5TH day of NOVEMBER ,2014 before me personally appeared THOMAS MYERS PALMER II to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.



Notary Public Elizabeth Maison

My commission expires: 9.11.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5TH day of NOVEMBER ,2014 before me personally appeared THERESA MCKAY PALMER KUHRto me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.



Notary Public Elizabeth Maison

My commission expires: 9.11.16