BILL GARRETT, Davidson County
Trans:T20150004525 DEEDWARR
Recvd: 01/20/15 10:27 2 pgs
Fees:13.00 Taxes:801.05
20150120-0005290

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145229

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2015

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Lovett 601 Old Hickory Blvd., Unit 2 Brentwood, TN 37027	Same address as new owner	171-03-0-B-196.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixteen Thousand Five Hundred and 00/100 Dollars ($216,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHERYL A. PALMER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BARBARA J. LOVETT, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, Phase Two, Section Six, on the Plan of Townhomes of Fredericksburg, as shown on plat of Record in Plat Book 9700, page 953, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Cheryl A. Palmer, unmarried, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated April 14, 2000 and recorded April 19, 2000, of record in Instrument No. 200004190039351, and by Instrument of Correction dated June 14, 2000 and recorded June 15, 2000, of record in Instrument No. 200006160060108, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 601 Old Hickory Boulevard, Unit 2, Brentwood, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in in Plat Book 9700, page 953; to any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 16th day of January, 2015.

Cheryl A. Palmer

CHERYL A. PALMER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Cheryl A. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of January, 2015.

Notary Public

Jane Grazer

Printed Notary Name

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY