Davidson County DEEDWARR
Recvd: 06/09/15 15:41 3 pgs
Fees:18.00 Taxes:880.60
20150609-0054357

STATE OF TENNESSEE }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF June, 2015.

NOTARY PUBLIC

My Commission expires: 4/2/18

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15050018

Address of New Owner
Kay Rowland
755 Gloucester Lane
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
141-05-A-244.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kaitlyn G. Palmieri, formerly Kaitlyn G. Kiley, and John Palmieri, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Kay Rowland, a single woman,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 244 on the Plan of Avondale Park, Phase 1, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kaitlyn G. Kiley, an unmarried woman, and John Palmieri, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 07/24/09 and recorded on 07/28/09 in Instrument No. 20090728-0070655, Register's Office for Davidson County, Tennessee.

** Kaitlyn G. Kiley and Kaitlyn G. Palmieri are one and the same person.

This is improved property generally located:
755 Gloucester Lane, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20090318-0024196, said Register's Office.
3. Easements to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641, said Register's Office.
4. Storm Water Detention Agreement of record in Instrument No. 20060512-0055867, said Register's Office.
5. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293, said Register's Office.
6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.
7. Easement granted to Tennessee Electric Power Company of record in Book 787, page 7, said Register's Office.

8. Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 400, said Register's Office.
9. Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, said Register's Office.
10. Stormwater Maintenance Agreement of record as Instrument No. 20090814-0076610, 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 Grantee her heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Kaitlyn G. Palmieri and John Palmieri** have caused this instrument to be executed, this the 8th day of June, 2015.

KPalmieri

Kaitlyn G. Palmieri

John Palmieri

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kaitlyn G. Palmieri and John Palmieri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 8th day of June, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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 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, Shelly M. Smith, 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.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith