PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 07/28/15 08:29 3 pgs
Fees:18.00 Taxes:925.00
20150728-0073997

W & I Ref: (DKM) Title No.: 57666
Dav. Co. File: Box 8

LL# N2

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amy B. Rich 8040 Boone Trace Nashville, TN 37221	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 126150A226.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Kenneth Palmer and Felicia I. Palmer**, husband and wife, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Amy B. Rich,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Kenneth Palmer and wife, Felicia I. Palmer by Warranty Deed from Andi T. Wenzler and husband, William P. Wenzler dated April 22, 2005, recorded April 22, 2005 in Instrument No. 20050422-0045312, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000622-0062086, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8040 Boone Trace, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2015.

George Kenneth Palmer
George Kenneth Palmer

Felicia I. Palmer
Felicia I. Palmer

State of Tennessee

County of Williamson

On this 27th day of July, 2015, before me the undersigned authority, personally appeared George Kenneth Palmer and Felicia I. Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K. Mann
Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of ~~Davidson~~ Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $250,000.00.

Janice Singleton
Affiant

Sworn and subscribed before me this 25th day of July, 2015

Theresa J. Wiggington
Notary

My Commission Expires: 2-4-2017

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16