WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/25/18

(AFFIX SEAL)

R-VRES-15-714

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Palmieri and Kaitlyn Palmieri	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**08306022500**
714 Benson Street	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBIN RIDDELL JONES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN PALMIERI AND KAITLYN PALMIERI,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly One-half of Lot No. 3 on the unrecorded plan showing the Subdivision of part of Lot No. 2 of the Martha Martin Lands described according to a survey by John B. Kohl, III, Surveyor, dated October 26, 1977, as follows:

Beginning at a point in the Westerly margin of Benson Avenue 50 feet North of the ?rst alley North of Eastland Avenue, being the corner of the property conveyed to Dixie Womack by deed of record in Book 1025, Page 357, said Register's Office; thence along Womack's Northerly line parallel to the Northerly margin of said alley, Westwardly 214.8 feet to North alley: thence with the line of same, Northwardly 50 feet to the common corner between Lots Nos. 3 and 4: thence with the line between said lots Eastwardly 214 feet to the Westerly margin of Benson Avenue; thence with the margin of same, Southwardly S0 feet to the point of beginning.

Being the same property conveyed to Robin K. Riddell, a married woman by Quitclaim deed from Robin K. Riddell a/k/a Robin K. Jones and Lee Wilder Jones, wife and husband of record in Instrument No. 20131007-0104918 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 7, 2013. The said Robin K. Riddell having since married and now being known as Robin Riddell Jones.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **714 Benson Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150074259 DEEDWARR
Recvd: 09/01/15 10:53 2 pgs
Fees:13.00 Taxes:1766.75
20150901-0088610

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2015.

Robin Riddell Jones

Lee Jones

The said Lee Jones joins herein to convey any and all marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN RIDDELL JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212