WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081084 DEEDWARR
Recvd: 09/23/15 14:07 2 pgs
Fees:13.00 Taxes:937.95

20150923-0096788

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-22-2019

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon L Palmer	Sharon L Palmer	098-13-0A-050.00-CO
(NAME)	(NAME)	
4736 Cape Hope Pass	4736 Cape Hope Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tracey A. Karl, John E. Karl Jr., and John E. Karl Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon L Palmer,** 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 Lot No. 50, New Hope Point, Phase One, Section Two, a Planned Unit Development, as shown on plat of record in Plat Book 9700, page 431, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed to Tracey A. Karl and husband John E. Karl, Jr. and John E. Karl, Sr., a married man by deed from Esther O. Thompson dated June 21, 2013 and recorded on June 27, 2013 in Instrument No: 20130627-0066334, said Register's Office.

John E. Karl, Jr. executed this instrument on behalf of John E. Karl, Sr. pursuant to a Power of Attorney of record in Instrument No. 20150923-0096787, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4736 Cape Hope Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 15th day of September, 2015.

Tracey A. Karl

John E. Karl Jr.

John E. Karl Sr.
by: John E. Karl, Jr., Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, Tracey A. Karl and John E. Karl, Jr. with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2015.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Karl, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of John E. Karl, Sr. as his Attorney in Fact as the free act and deed of the within named John E. Karl, Sr.

Witness my hand and official seal this 15th day of September, 2015.

Notary Public
My Commission expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016