BILL GARRETT, Davidson County
Trans:T20150086921 DEEDWARR
Recvd: 10/13/15 09:20 2 pgs
Fees:13.00 Taxes:296.00
20151013-0103890

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 80,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2015.

Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KY PALMORE	**PRIMLENDING**	**06110003500**
3863 Hutson Avenue	**18111 PRESTON ROAD, SUITE 900**	
Nashville, TN 37216	**DALLAS, TX 75252**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Veronica Beard, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KY PALMORE, A SINGLE MAN

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:

Tract. No. 3: Being the Southerly half (1/2) of Lot No. 185 on the plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book No. 547, pages 103-104. Said Southerly half (1/2) of Lot No. 185 fronts 50 feet on the east side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register's Office for Davidson County, Tennessee.

Tract No. 4: Being the northerly one half (1/2) of Lot No. 185 on the Plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book 547, pages 103-104. Said Northerly one-half of said Lot No. 185 fronts 50 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Veronica Beard, a single woman, by Warranty Deed from Deborah Smith, married, dated 08/15/2005 and recorded on 08/18/2005 in Instrument Number 20050818-0098695, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3863 Hutson Avenue, Nashville, TN 37216.

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 in 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 hand(s) this 2nd day of October, 2015.

Veronica Beard
Veronica Beard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Veronica Beard, a single woman, the within named Grantor(s), 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, at office, this 2nd day of October, 2015.

Elizabeth Maison
Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY