WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093072 DEEDWARR
Recvd: 11/02/15 11:25 2 pgs
Fees:13.00 Taxes:1738.63
20151102-0111157

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

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
Michael W. Palmer and Jennifer E. Palmer	Movement Mortgage	128 16 0B 071.00
(NAME)	(NAME)	
552 Summit Oaks Court	841 Seahawk circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, VA 23452	
(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, I, **Eva M. Mathis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Palmer and Jennifer E. Palmer, husband and wife,** 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. 71, *Phase Four*, Summit Oaks, a Planned Unit Development, as shown on plat of record in *Instrument No. 20060417-0043459*, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Eva M. Mathis, an unmarried woman, by Warranty Deed from Charles H. Geny, dated 12/2/09 and recorded 12/28/09 in Instrument No. 20091228-0117285, as corrected by Scrivener's Affidavit recorded on 9/11/15 in Instrument No. 20150911-0092412, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 552 Summit Oaks Court, Nashville, TN 37221
(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 30th day of October, 2015.

Eva M. Mathis

State of Tennessee
County of Sumner

Personally appeared before me Eva M. Mathis, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 150952

