WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094060 DEEDWARR
Recvd: 11/04/15 11:32 2 pgs
Fees:13.00 Taxes:518.00
20151104-0112423

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela J. Macy	People's Home Equity, Inc.	07605004100
(NAME)	(NAME)	
4909 Shadowlawn Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Andres Palma and wife, Britney Palma, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pamela J. Macy and Matthew Irwin, wife and husband, 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. 38 on the Plan of Hidden Hill Subdivision, recorded in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Andres Palma and wife, Britney Palma, by Warranty Deed, from Joseph W. Baumgardner and wife, Diana M. Baumgardner, recorded on June 2, 2010, in Instrument No. 20100602-0042521, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4909 Shadowlawn Drive, 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 our hands this 29th day of October, 2015.

Andres Palma
Andres Palma

Britney Palma
Britney Palma

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andres Palma and Britney Palma**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1·20·19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY