Davidson County DEEDWARR
Recvd: 03/15/16 11:47 3 pgs
Fees:18.00 Taxes:1054.50
20160315-0024488

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2016. Notary Public MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	

160865

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna Palmer	Highlands	MAP & PARCEL
2600 Hillsboro Pike - Unit 211	12001 N Central Expressway	117-03-0H-211.00-CO
Nashville, TN 37212	Ste 750 Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Joseph H. Gale, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joanna L. Palmer, unmarried and Christina Palmer, a married woman, as joint tenants with the right of survivorship**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of The Enclave at Hillsboro Village, a Condominium Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562 and Instrument Number 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William D. Hopkins, unmarried and Joseph H. Gale, unmarried, joint tenants with the right of survivorship by Special Warranty deed from Nashville Enclave, L.P., a Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., a Texas Limited Partnership) of record in Instrument No. 20060404-0037967 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 04, 2006. The said William D. Hopkins is deceased as of Decemer 6, 2015 and Joseph H. Gale became the owner of subject property as the surviving tenant by the entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2600 Hillsboro Pike - Unit 211, Nashville, TN 37212.**

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 hand this the 10th day of March, 2016.

Joseph H. Gale

~~STATE OF~~ District of
~~COUNTY OF~~ Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph H. Gale** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2016.

My Commission expires: April 30, 2017

Notary Public

DISTRICT OF COLUMBIA SS
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th DAY OF March 2016.
NOTARY PUBLIC
My Commission Expires April 30, 2017

JUDITH E. SEBOLD NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires Apr 30, 2017

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2016.

My Commission expires: _____

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith