WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160040365 DEEDWARR
Recvd: 05/13/16 16:03 2 pgs
Fees:13.00 Taxes:1372.70

20160513-0048165

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Nolen	Churchill Mortgage Corp.	186040A12500CO
(NAME)	(NAME)	
8177 Middlewicke Lane	7161 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood, TN 37027	
(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, **Eric A. Palmer, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Nolen and Melanie Nolen, 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 all of Lot No. 418 on the Final Plat of Burkitt Place Phase 2B, of record in Instrument No. 20070222-0021966, 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 Eric A. Palmer, an unmarried man, by Special Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded May 20, 2009, in Instrument No. 20090520-0046476, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 8177 Middlewicke Lane, Nolensville, TN 37135
(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 4th day of May, 2016.

Eric A. Palmer by Linda Palmer

Eric A. Palmer
by: Linda Palmer, his attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Linda Palmer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney in Fact of Eric A. Palmer and that she as such Attorney in Fact executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Attorney in Fact

WITNESS my hand and seal this 4th day of May, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11180

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
November 13, 2017