WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043879 DEEDWARR
Recvd: 05/25/16 09:36 2 pgs
Fees:13.00 Taxes:1172.90
20160525-0052366

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Lauren Harman	new owner	083-01-0-436.00
(NAME)	(NAME)	
1018 Granada Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, We, **Caprice Palmer, an unmarried woman and Deborah Campbell, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lauren Harman,** married 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 the easterly 50 feet of an unnumbered lot on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the southwest corner of Emmett, formerly Evon Stteet, and Granada, formerly Grand Avenue, said point being 350 feet west of the westerly margin of Bailey, formerly Remmel Street; thence with the westerly margin of Emmett Street, south 2 degrees 30 minutes west 120 feet, more or less, to a point; thence north 87 degrees west 50 feet; thence north 2 degrees 30 minutes east 120 feet, more or less, to an iron pin on the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Caprice Palmer, unmarried, and Deborah Campbell, unmarried, as tenants in common with the right of survivorship, by Warranty Deed fro Southeast Ingenuity Investments, In., a Florida corporation, dated 2/16/16 and recorded 2/22/16 in Instrument No. 20160222-0016894, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1018 Granada Ave., Nashville, TN 37206
(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 20th day of May, 2016.

Caprice Palmer

Deborah Campbell

State of Tennessee
County of Sumner

Personally appeared before me Caprice Palmer and Deborah Campbell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of May, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 161770

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018