THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $188,700.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2016. Notary Public My Commission Expires: 10/17/16

D. MACKEY WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 10-17-2016

Davidson County DEEDWARR
Recvd: 06/08/16 10:02 3 pgs
Fees:18.00 Taxes:698.19
20160608-0057753

WARRANTY DEED

Address New Owner: Brett Gardner and Mary Grace Gardner 1217 1st Avenue South Nashville TN 37210	Send Tax Bills To: ~~New Owner~~ Caliber Home Loans 3701 Regent Blvd Irving, TX 75063	Tax Information: Tax Parcel ID No. 105-03-0-299.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Orlando J. Boyd and Andrea Neal-Boyd, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Gardner and Mary Grace Gardner, husband and wife and Joan Pennington, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 19, as shown on the map entitled John Trimble's First Addition to South Nashville, of record in Book 19, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 19 fronts 33 feet on the westerly side of First Avenue South, formerly Maple Street, and runs back between parallel lines 183 1/2 feet to an alley.

Being the same property conveyed to John L. Palmer Sr. and wife, Rebecca Palmer, by deed from Mattie Allen Cora Perkins and Dr. James M. Tyus, of record in Book 1537, page 141, dated October 14, 1947, said Register's Office.

John L. Palmer, Sr. died on August 25, 1950, leaving Rebecca Palmer as the surviving tenant by the entirety. Rebecca Palmer died intestate on March 13, 1976. Her interest in subject property passed to her heirs at law, being John L. Palmer Jr., Morris Palmer, Lovie Palmer Neal and Thurman Palmer. Thurman Palmer died intestate on or about July 11, 1986. His interest in subject property passed to his heir at law, Nancy Palmer, all as evidenced by Affidavit of Heirship of record in Book 8109, page 236, said Register's Office.

John L. Palmer Jr., Morris Palmer, Lovie Palmer Neal and Nancy Palmer conveyed their interest in subject property to Lovie Palmer Neal by quitclaim deed of record in Book 8109, page 240, dated May 14, 1990, said Register's Office.

Lovie Palmer Neal having died intestate on or about September 21, 2000. Her interest in the subject property passed to her son, Rudy Palmer.

Rudy Palmer conveyed his interest in the subject property to Andrea Neal-Boyd by quitclaim deed of record in Instrument No. 20010515-0050314, dated May 15, 2001, said Register's Office.

Andrea Neal-Boyd conveyed her interest to Orlando J. Boyd and Andrea Neal-Boyd, husband and wife, as tenants by the entirety, with rights of survivorship, by Warranty Deed of record in Instrument No. 20140926-0088613, dated September 20, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 105-03-0-299.00.

Davidson County taxes for 2015, Map-Par. 105-03-0-299.00, $581.44, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 19, page 220, said Register's Office.
Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1217 1st Avenue South Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2016.

Orlando J. Boyd

Andrea Neal-Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Orlando J. Boyd and Andrea Neal-Boyd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

