WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160077405 DEEDWARR
Recvd: 09/02/16 14:57 2 pgs
Fees: 13.00 Taxes: 1702.00

20160902-0092854

File No. 0002174

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pantheon Development, LLC	Pantheon Development, LLC	131060035.00
(NAME)	(NAME)	
2033 Castleman Drive	1389 Moonlight Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215	Brentwood, TN 37027	
(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, **Teresa Palmer and husband James M. Palmer, Prema L. Palmer and Abby A. Palmer,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pantheon Development, LLC,** HEREINAFTER CALLED THE GRANTEE, 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. 6, Block 7, on the Plan of Overton Hills of record in Book 843, Page 66, Register's Office for said County.

Said Lot No. 6, Block 7 fronts 101.3 feet on the Southerly margin of Castleman Drive and extends back 190.3 feet on the Westerly line and 209 feet on the Easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Teresa Palmer and husband, James M. Palmer; Prema L. Palmer and Abby A. Palmer by Quit Claim Deed from Teresa Palmer and James M. Palmer recorded September 24, 2002 in Instrument No. 20020924-0116364, in the Register's Office of Davidson County, Tennessee.

* Not a marital residence of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Unimproved ☐
This is improved ☒ property, known as 2033 Castleman Drive, Nashville, TN 37215

(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 hand this 31st day of August, 2016.

Teresa Palmer

Prema L. Palmer

James M. Palmer

Abby A. Palmer

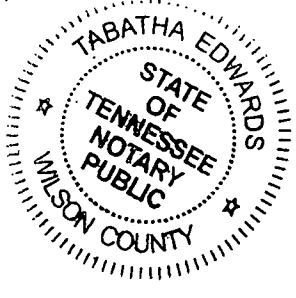
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Palmer and James M. Palmer, Prema L. Palmer, Abby A. Palmer, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of August, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206