WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

G-VRES-16-300-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Michael Palmer and Elizabeth Ann Palmer	New Owner	
(NAME)	(NAME)	**128-2-18.00**
300 Forrest Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET DAVIDSON, EXECUTRIXE OF THE ESTATE OF MARYANNE S. DAVIDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON MICHAEL PALMER AND ELIZABETH ANN PALMER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Thousand Oaks Estates, of record in Plat Book 3700, Pages 82 and 83, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wyly P. Davidson and wife, Maryanne Davidson, by Warranty Deed from Annie B. McGrath Hamm, recorded June 23, 1976 in Book 5037, Page 996, Register's Office for Davidson County, Tennessee. The said Wyly P. Davidson having since died and his interest in said property having vested in his wife, Maryanne Davidson, as his surviving spouse. The said Maryanne Davidson having died testate on May 18, 2016, and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 16P-1051. Janet Davidson having been appointed Executrix and Letters Testamentary were filed on July 14, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4046, Page 371, Book 4072, Page 318, Register's Office for Davidson County, Tennessee.
- County Taxes for subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 300 Forrest Valley Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/28/16 14:29 3 pgs
Fees:18.00 Taxes:998.63
20161028-0114245

Witness my/our hand(s) this the 21st DAY OF OCTOBER, 2016.

Estate of Maryanne S. Davidson

BY: Janet Davidson

Janet Davidson
Executrix

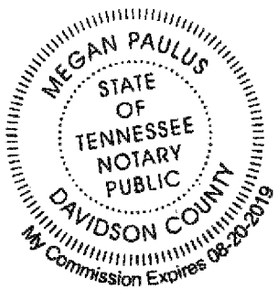
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET DAVIDSON, EXECUTRIX of the ESTATE OF MARYANNE S. DAVIDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of October, 2016.

Megan Paulus

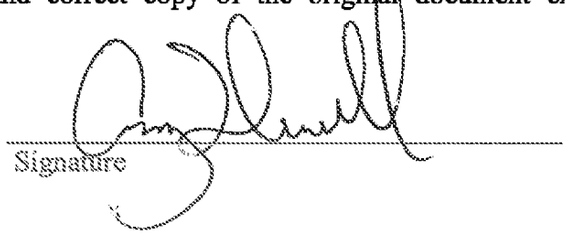
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, __Amy Tidwell_____, 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.

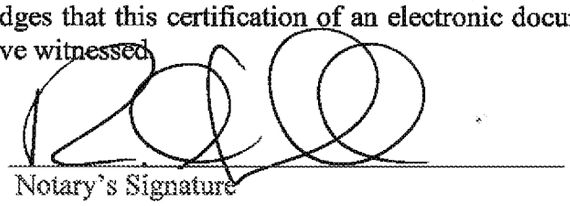


Signature

State of _____TN_____

County of _____Williamson_____

Personally appeared before me, ___Rex Chamberlain_____[Name of Notary], a notary public for this county and state, _____Amy Tidwell_____[Name of person making certification] 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: 6-22-20

{Notary' Seal}

