Davidson County DEEDWARR
Recvd: 11/01/16 09:54 3 pgs
Fees:18.00 Taxes:1942.50
20161101-0115250

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF October, 2016.

NOTARY PUBLIC

My Commission expires: 12-6-16

NAUZIE KARAMI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16090073

Address of New Owner	Send Tax Bills To:	Tax Information:
Adam Desper	Movement Mortgage	083-06-225.00
714 Benson Street	841 Seahawk Circle	
Nashville, TN 37206	Virginia Beach, VA 23452	

NAT- 166443

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **John Palmieri and Kaitlyn Palmieri, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adam Desper, an unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 3 on the unrecorded plan showing the Subdivision of part of Lot No. 2 of the Martha Martin Lands described according to a survey by John B. Kohl, III, Surveyor, dated October 26, 1977, as follows:

Beginning at a point in the westerly margin of Benson Avenue 50 feet North of the first alley North of Eastland Avenue, being the corner of the property conveyed to Dixie Womack by deed of record in Book 1025, Page 357, said Register's Office; thence along Womack's Northerly line parallel to the Northerly margin of said alley, Westwardly 214.8 feet to North alley: thence with the line of same, Northwardly 50 feet to the common corner between Lots No. 3 and 4: thence with the line between said lots Eastwardly 214 feet to the Westerly margin of Benson Avenue; thence with the margin of same, Southwardly 50 feet to the point of beginning.

Being the same property conveyed to John Palmieri and Kaitlyn Palmieri by Warranty Deed from Robin Riddell Jones, married, dated 08/28/15 and recorded on 09/01/15 in Instrument No. 20150901-0088610, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robin K. Riddell, a married woman, by Quitclaim Deed from Robin K. Riddell, a/k/a Robin K. Jones, and Lee Wilder Jones, wife and husband, dated 09/30/13 and recorded on 10/07/13 in Instrument No. 20131007-0104918, Register's Office for Davidson County, Tennessee. Robin K. Riddell and Robin K. Jones are one in the same person.

This is improved property generally located:
714 Benson Street, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **John Palmieri and Kaitlyn Palmieri** has/have caused this instrument to be executed, this the 28 day of Oct, 2016.

John Palmieri

Kaitlyn Palmieri

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Palmieri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of Oct, 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kaitlyn Palmieri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of Oct, 2016

My commission Expires: 8/25/18

NOTARY PUBLIC

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018