BILL GARRETT, Davidson County
Trans:T20160098212 DEEDWARR
Recvd: 11/07/16 09:13 2 pgs
Fees:13.00 Taxes:765.90

20161107-0117406

WARRANTY DEED

REBECCA CAMPBELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$207,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 083
Caprice Palmer	Same	GROUP 13 0
203 S. 15th Street		PARCEL 392.00
Nashville, Tennessee 37206		

For and in 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, we,

Christian Paro, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Caprice Palmer and Deborah Campbell
as tenants by the entirety with rights of survivorship

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:

Being the southerly half of Lot Nos 73 and 74 of Block "J" in the Subdivision of the Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville.

Said parts of said Lots front 80.25 feet on the easterly side of South 15th Street and runs back between parallel lines, the southerly line running along the northerly margin of 12 foot alley 100 feet to the westerly line of Lot No 75.

Being the same property conveyed to Christian J. Paro, unmarried by Quitclaim Deed from Paro South, LLC, a Tennessee Limited Liability Company, dated February 22, 2012, and recorded in Instrument No. 20120222-0015574, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **203 S. 15th Street, Nashville, Tennessee 37206**.

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 and official seal at office this 4th day of November, 2016.

Christian Paro

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christian Paro, a married man, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 4th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027