Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160106453 DEEDWARR
Recvd: 12/05/16 08:20 2 pgs
Fees:13.00 Taxes:1529.58
20161205-0127046

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $413,400.00. Affiant Subscribed and sworn to before me, this the 29th day of November, 2016. Notary Public My commission expires: 02/24/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Palmer, Jr. Tyra Palmer	New Owner	
1600 N. 73rd West Ave		081-08-2U-001.00-CO
Tulsa, OK 74127		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TM INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES PALMER, JR. AND TYRA PALMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, Homes at 1820 7th Avenue North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1820 7th Avenue North, of record in Instrument No. 20151030-0110538, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Roland and wife, Dorothy J. Roland by Warranty deed from Administrator of Veteran's Affairs of record in Book 4939, page 747, Register's Office for Davidson County, Tennessee, dated July 29, 1975 and recorded on August 8, 1975. William A. Roland having since died leaving wife Dorothy J. Roland as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Shemeika S. Roland by Quitclaim deed from Dorothy J. Roland, an unmarried person and surviving spouse of William A. Roland of record in Instrument No. 20141017-0096001 Register's Office for Davidson County, Tennessee, dated October 16, 2014 and recorded on October 17, 2014.

Being a portion of the same property conveyed to LaToya Bomar, married by Quitclaim deed from Dorothy Roland, not married of record in Instrument No. 20150420-0034821 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 20, 2015.

Being a portion of the same property conveyed to Dorothy Roland, not married by Quitclaim deed from LaToya Bomar, married of record in Instrument No. 20150626-0061684 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 26, 2015.

Being a portion of the same property conveyed to TM Investment, LLC by Warranty deed from Dorothy J. Rowland by her conservator Latoya Bomar, pursuant to Order Approving Sale Of Real Property entered of record on October 16, 2015 in the Seventh Circuit Court For Davidson County, Tennessee (Probate Division), Docket No.14P1971 of record in Instrument No. 20151026-0108812 Register's Office for Davidson County, Tennessee, dated October 22, 2015 and recorded on October 26, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 607 Coffee Street, Nashville, TN 37208.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2016.

TM Investment, LLC, a Tennessee Limited Liability Company

Mohamed Saba, Authorized Member

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 Mohamed Saba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of TM Investment, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2016.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018