BILL GARRETT, Davidson County
Trans:T20170000063 DEEDWARR
Recvd: 01/03/17 09:03 2 pgs
Fees:13.00 Taxes:340.40
20170103-0000075

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of December, 2016.

Notary Public
My commission expires: 3/7/17

02-1612-50106

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andres Izturriaga	Pinnacle Bank	147-02-0-A-014.00 CO
523 Harding Pl. Unit 14	150 3rd Ave South # 900	
Nasvhille TN 37211	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Palmer, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andres Izturriaga, an unmarried man and Zarita Velarde, a married woman**, hereinafter called the Grantees, their successors 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 No. 14, Building B on the Plan of Coach House, a Condominium, as established by Master Deed of record in Book 4809, Page 829; as amended in Book 4813, Page 964; and Book 5100, Page 894, and as shown on the plan of record in Book 4675, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Palmer, unmarried by deed from James D. Carmichael, Jr. and wife, Lesleigh F. Carmichael, dated March 4, 1999, recorded March 11, 1999, of record in Book 11379, Page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 523 Harding Pl. Unit 14, Nasvhille, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of December, 2016.

Linda Palmer

Linda Palmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Palmer** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of December, 2016.

Julie E Dyess

State of Tennessee Notary

My Commission expires: 2/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800