(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009466 DEEDWARR
Recvd: 02/01/17 12:29 2 pgs
Fees: 13.00 Taxes: 804.75

20170201-0010722

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Worthington Jr.	Legacy Home Loans, LLC	
(NAME)	(NAME)	
2208 Weona Drive	8119 Isabella Lane Ste 105	08410001400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Jeff M. Palk and Jenna L. Palk, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John R. Worthington Jr., an unmarried man**, hereinafter called the GRANTEE(S), 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 Lot No. 63, as shown on the map entitled a Subdivision of C.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Instrument No. 20030718-0101349, as corrected in Instrument No. 20090203-0009368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to JEFF M. PALK AND JENNA L. PALK, HUSBAND AND WIFE, by deed from CLINT HAYNES, UNMARRIED, of record in Instrument No. 20120521-0043612, dated May 15, 2012, said Register's Office.

All matters shown on the plat of record in Plat Book 1835, Pages 27-28, in the Register's Office for Davidson County, Tennessee. All matters set out in instrument of record in Instrument No. 20030718-0101349 as corrected in Instrument No. 20090203-0009368, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2208 Weona Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 31st day of January, 2016.

Jeff M. Palk

Jenna L. Palk

State of Tennessee
County of Wilson

Personally appeared before me Jeff M. Palk and Jenna L. Palk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
~~Mt Juliet, TN 37122.~~

Please Return To:
Ashworth Law Firm, PLLC
Attn: Kim M. Vandiver
237 2nd Avenue South
Franklin, TN 37064