BILL GARRETT, Davidson County
Trans:T20170031439 DEEDWARR
Recvd: 04/13/17 15:42 2 pgs
Fees:13.00 Taxes:1287.60

20170413-0036441

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Meredith Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Marston IV	SUNTRUST MORTGAGE	083-13-0-392.00
(NAME)	(NAME)	
203 S 15th Street	1001 SEMMES AVE. RNW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Caprice Palmer, unmarried, and Deborah Campbell, unmarried, as tenants by the entirety,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Marston IV and Tatlana Nogueira Peredo, as husband and wife,** 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 Lots 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 Caprice Palmer and Deborah Campbell as tenants by the entirety with rights of survivorship by Warranty Deed from Christian Paro, a married man, dated 11/04/16 and recorded 11/07/16 in Instrument Number 20161107-0117406, said Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 203 S 15th Street, Nashville, TN 37206
(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 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/our hands this 11th day of April, 2017.

Caprice Palmer

Deborah Campbell

State of Tennessee
County of Sumner

Personally appeared before me Caprice Palmer and Deborah Campbell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 172975

