WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

P-DP-17-729

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane Lewis Lunenschloss & Crystal Van Meter	New Owner	
(NAME)	(NAME)	**141-05-0A-264.00**
729 Gloucester Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6628		
(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 consideration, the receipt of which is hereby acknowledged, **JACQUELINE S. PALMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANE LEWIS LUNENSCHLOSS, AN UNMARRIED MAN , AND CRYSTAL VAN METER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 264 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3A of record in Instrument Number 20101005-0079393, in the 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 Jacqueline S. Palmer, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110829-0066526 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on August 29, 2011.

The said Jacqueline S. Palmer (also known as Jacqueline Shea Palmer), now divorced pursuant to Final Decree of record in Case No. 2016-DC-144, in the General Sessions Court for Wilson County, at Lebanon, Tennessee, having had used said property as a principal marital residence with former husband, Marvin H. Palmer, Jr. (also known as Marvin Holder Palmer), the said Marvin H. Palmer, Jr. does hereby join in the execution of this deed to convey any and all interest, marital or otherwise, he may have acquired in said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Matters shown on the Plan of record in Instrument No. 20101005-0079393, said Register's Office.
- Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.
- Easements, assessments, special assessments, charges and liens, contained in the Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, of record in Instrument No. 20081203-0117452, said Register's Office.
- Water Line Easement of record in Book 5738, page 819 and partial abandonment of record in Instrument No. 20080826-0087638, said Register's Office.
- Easement granted to the Tennessee Electric Power Company of record in Book 787, page 7, said Register's Office.
- Inspection and maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans:T20170046565 DEEDWARR
Recvd: 06/01/17 15:05 2 pgs
Fees:13.00 Taxes:1202.13

20170601-0054653

This is **improved** property known as: **729 Gloucester Ln, Nashville, Tennessee 37221-6628**.

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), their heirs and 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), 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 our hands this the 25th day of May, 2017.

Jacqueline S Palmer
Jacqueline S. Palmer

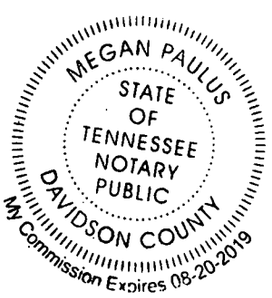
Marvin H Palmer, Jr. by Jacqueline S. Palmer, Attorney-in-Fact
Marvin H. Palmer, Jr. by Jacqueline S. Palmer,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE S. PALMER, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 25th of May, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

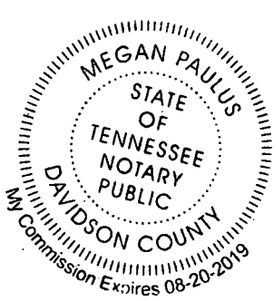


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE S. PALMER, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MARVIN H. PALMER, JR. and who acknowledged that she executed the same as the free act and deed of the said MARVIN H. PALMER, JR.

Witness my hand and official seal, this the 25th of May, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212