File Box 8

BILL GARRETT, Davidson County
Trans:T20170058681 DEEDWARR
Recvd: 07/10/17 12:54 2 pgs
Fees:13.00 Taxes:2553.00
20170710-0069098

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59035
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stuart Richard Olson Paula Christine Herrmann 1204 Parkview Circle Nashville, TN 37204	F & M Bank 2021 Richard Jones road Suite 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 13104027000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$690,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Charles Palmer and Julie Metzger Palmer, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stuart Richard Olson and Paula Christine Herrmann, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of M. N. Young's Park View Subdivision of record in Book 547, page 173, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Charles Palmer and wife, Julie Metzger Palmer by Warranty Deed from Rhonda Venable and Jeri E. Fitzpatrick, both unmarried, dated September 14, 2007 and recorded on September 17, 2007 of record in Instrument No. 20070917-0110897, in the amount of $560,000.00, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 173, said Register's Office.

This is improved property, known as 1204 Parkview Circle, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6 day of July, 2017

Andrew Charles Palmer

Julie Metzger Palmer

State of Maryland

County of BALTIMORE

On this 6TH day of JULY, 2017, before me the undersigned authority, personally appeared Andrew Charles Palmer and Julie Metzger Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: FEBRUARY 3, 2018

JANET SIRKIS
Notary Public
State of Maryland
Baltimore County
My commission exp. February 3, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $690,000.00.

Affiant

Sworn and subscribed before me this 7th day of July, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018