WARRANTY DEED

Bill Garrett Davidson County
Batch# 213 DEEDWARR
09/11/2017 02:50:22 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20170911-0093010

O-VRES-17-2331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/3/18
(AFFIX SEAL)

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Nadine D'Argo	NEW OWNER	
(NAME)	(NAME)	**52-13-B-52.00CO**
2331 Benay Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **NINA CHRIS PALMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADINE D'ARGO,** 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 Unit No. 90, River Glen, Phase II-C, Section I, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Nina Chris Palmer, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., recorded January 5, 1994 in Book 9209, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 6900, Pages 650 and 651 and Plat Book 7900, Pages 233 and 234, Register's Office for Davidson County, Tennessee;
- Taxes for year 2017 and thereafter, not yet due and payable;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7566, Page 571, Book 8258, Page 687, Book 8752, Page 751 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee;
- Charter of Homeowner's Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee;
- Resolution of record in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer of record in Book 7061, Page 172, Register's Office for Davidson County, Tennessee;
- Easement for Water Main of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee;
- Easement for Transmission Line of record in Book 3961, Page 681, Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Book 7296, Page 484, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2331 Benay Road, Nashville, Tennessee 37214**.

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 my/our hand(s) this the 5th DAY OF SEPTEMBER, 2017.

Nina C. Palmer

Nina Chris Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NINA CHRIS 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2017.

William E Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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