# WARRANTY DEED

Bill Garrett Davidson County
Batch# 44739 DEEDWARR
01/05/2018 10:30:33 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20180105-0001653

Y-VRES-17-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER; FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**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) |
|---|---|---|
| **Andrea K. Effertz** | **New Owner** | |
| (NAME) | (NAME) | **051-12-0-034.00** |
| **9777 Quitman Way** | | |
| (ADDRESS) | (ADDRESS) | |
| **Westminster, CO 80031** | | |
| (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, **DENNIS C. PALIN,, JR. AND WIFE, KAREN S. PALIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA K. EFFERTZ, UNMARRIED WOMAN,** 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. 39 on the Plan of Section One, Morningside Heights, of record in Plat Book 1130, Page 76, 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 Dennis C. Palin, Jr. and wife, Karen S. Palin by Warranty Deed from Marie I. Farmer, unmarried, of record in Instrument No. 20091201-0109686, Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on December 01, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Berkley Drive, Madison, Tennessee 37115**.

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 29th DAY OF DECEMBER, 2017.

Dennis C. Palin, Jr. by [signature], ATTORNEY IN FACT
Dennis C. Palin,, Jr. by Nathan Keith, Attorney-In-Fact

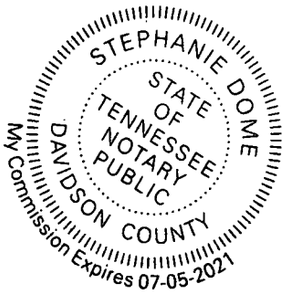
Karen S. Palin by [signature] ATTORNEY IN FACT
Karen S. Palin by Nathan Keith, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DENNIS C. PALIN,, JR. AND KAREN S. PALIN, and who acknowledged he/she/they executed the same as the free act and deed of the said DENNIS C. PALIN,, JR. AND KAREN S. PALIN.

Witness my hand and official seal, this the 29th of December, 2017.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212