Bill Garrett Davidson County
Batch# 61643 DEEDWARR
02/22/2018 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $708.55
20180222-0017045

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 2018, by and between Margorie Boyd, unmarried, party of the first part, and Polly A. Palmer, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 34, on the plan of Hyronemus Addition, as shown on plat of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 952 Granada Avenue, Nashville, TN

Being all or part of the same property conveyed to Patrick D. Tate and Margorie Boyd by virtue of that certain Warranty Deed dated July 29, 1998, and being of record at Book 11049, Page 789 in the Register's Office of Davidson County, Tennessee. Patrick D. Tate died January 25, 2017. The said Patrick D. Tate died intestate on 12/05/2017 and the subject property is now vested in Margorie Boyd, as surviving tenant with right of survivorship.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Margorie Boyd

Margorie Boyd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Margorie Boyd with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2018.

Notary Public

My Commission Expires: 9/25/18

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property Owner & Address: Polly A. Palmer

Tax Parcel No 08301012900

Property Address: 925 Granada Ave
Nashville, TN 37206

MAIL TAX BILLS TO: Franklin American Mtg. Co.
6100 Tower Circle, ste. 600
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $191,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of February, 2018.

Notary Public

My Commission Expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs , do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco , a notary public for this county and
Notary's Name

state, Robert L. Scruggs , who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

