WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$82,000.00.

Keyonna Palmer
Affiant

Subscribed and sworn to before me this 13th day of April, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

JULIE COONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 82968 DEEDWARR
04/20/2018 08:30:30 AM 2 pgs
Fees: $13.00 Taxes: $303.40
20180420-0037170

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keyonna Palmer	SAME	148-08-0-030.00
800 Reeves Road		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nelson Wilson, Jr., and wife, Donna F. Wilson**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Keyonna Palmer**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28 on the Plan of Oakwood Terrace, Section 1, of record in Plat Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nelson Wilson, Jr., and wife, Donna F. Wilson from Bobby James White and wife, Lynda Sue White by Warranty Deed on April 4, 1986, of record in Book 6828, Page 732, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $993.04 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-08-0-030.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4562 Artelia Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 13, 2018.

Nelson Wilson Jr.

Donna Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nelson Wilson, Jr., and wife, Donna F. Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.