BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315342

Bill Garrett Davidson County
Batch# 86219 **DEEDWARR**
04/30/2018 11:24:22 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20180430-0040362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2018.

Notary Public
My Commission Expires:

TONYA B. CHILDRESS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gray Palmer and Bentley Palmer 133 Taggart Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-05-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Braddy, III and Katherine K Braddy, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Gray Palmer, III and Mary B. Hammet Palmer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , Block "F", as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Plat Book 1130, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM H. BRADDY, III, by deed from JON PETERSON and wife, JORDAN LEE, of record in Instrument No. 20140618-0053180, dated June 16, 2014, said Register's Office.

WILLIAM H. BRADDY, III conveyed his interest to WILLIAM H. BRADDY, III and wife, KATHERINE K. BRADDY, by quitclaim deed of record in Instrument No. 20160513-0048051, dated April 18, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 130-05-0-099.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 72, said Register's Office.

This is improved property located at 133 Taggart Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2018.

William H. Braddy, III

Katherine K Braddy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Braddy, III and Katherine K Braddy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

Notary Public

My Commission Expires: _____