WARRANTY DEED

Bill Garrett Davidson County
Batch# 105318 DEEDWARR
06/15/2018 02:37:29 PM 2 pgs
Fees: $13.00 Taxes: $2,303.25

20180615-0057906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

CEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Burch, III	Truxton Trust	
(NAME)	(NAME)	
3803 Murphy Rd	4525 Harding Rd Ste. 300	104-05-0-141.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN GRAY PALMER III AND SPOUSE, MARY BENTLEY HAMMET PALMER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. BURCH, III**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Plan of Richland Realty Company's Subdivision of Lots Nos. 326, 329 and 356, West Lawn Subdivision, of record in Plat Book 421, Page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description of said Lot.

Being the same property conveyed by Quitclaim Deed from Christy W. Ivey, Trustee to John Gray Palmer III and spouse, Mary Bentley Hammet Palmer, as recorded on the 7th day of April, 2014 in Instrument No. 20140407-0028916 and Warranty Deed from Peter White, an unmarried man to John Gray Palmer, III, as recorded on the 26th day of June, 2013 in Instrument No. 20130626-0065717, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3803 Murphy Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14 day of June, 2018

JOHN GRAY PALMER III

MARY BENTLEY HAMMET PALMER, BY: JOHN GRAY PALMER III, 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, the within named John Gray Palmer III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville. Tennessee this 14 day of June, 2018.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14 day of June, 2018, before me personally appeared John Gray Palmer, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Bentley Hammet Palmer and acknowledged that he executed the same as the free act and deed of Mary Bentley Hammet Palmer.

Witness my hand and official seal at Nashville, Tennessee this 14 day of June, 2018.

Commission expires:

Notary Public