THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25050	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2018. Notary Public MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lara Palmer	Lara Palmer	
1385 Pleasant Hill Road	3506 Pleasant Valley Rd	12100002700
Nashville, TN 37214	Nashville, TN 37204	
(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, **Mark McCreedy and wife, Annette McCreedy,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lara Palmer, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Abraham Waggoner, deceased, land as of record in Minute Book 'I', Page 303. County Court of Davidson County, Tennessee and described according to an unrecorded survey made by Raymond C. Binkley dated July 26, 1980, as follows:

BEGINNING at a point in the Northerly margin of Pleasant Hill Road, said point being the Southeast corner of the property conveyed to Robert T. McNaron, et ux by deed of record in Book 5640, Page 476, Register's Office for Davidson County, Tennessee; thence North 11 deg. 21' West 536.2 feet to a point; thence South 85 deg. 34' East 297.2 feet to an iron pin in the Westerly margin of Pleasant Hill Road; thence in a Southerly direction along the Westerly margin of Pleasant Hill Road along a curve having a radius of 378.4 feet and a distance of 226.1 feet along Pleasant Hill Road to a point: thence South 13 deg. 30' East 110.3 feet to a point, the beginning of a curve having a radius of 781.1 feet a distance of 108.8 feet to a point: thence South 21 deg. 29' East 157.1 feet to a point. the beginning of a curve leading into Pulley Road having a radius of 21.4 feel, a distance of 53.4 feet to a point in the Northerly margin of Pulley Road: thence North 56 deg. 58' West 55.53 feet to a point thence to a point the beginning of a curve having a radius of 302.5 feet, a distance of 167.9 feet along the Northerly margin of Pulley Road to the point of beginning.

Being the same property conveyed to Mark McCreedy and Annette McCreedy, husband and wife by warranty deed from Swung U. Lee, married of record in Instrument No. 20150508-0042259 Register's Office for Davidson County, Tennessee, dated 05/06/2015 and recorded on 05/08/2015.

Karen Y Johnson Davidson County
Batch# 137602 DEEDWARR
09/06/2018 01:05:30 PM 2 pgs
Fees: $13.00 Taxes: $527.25
20180906-0088385

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1385 Pleasant Hill Road, Nashville, TN 37214.**

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 our hands this the 31st day of August, 2018.

Mark McCreedy

Annette McCreedy

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 **Mark McCreedy and Annette McCreedy,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021