Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0833-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of November, 2018

Notary Public
My Commission Expires:

Karen Y Johnson Davidson County
Batch# 162110 **DEEDWARR**
11/19/2018 08:52:45 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20181119-0113394

Address of New Owner	Send Tax Bills To:	
Taylor Rhea Leonard PO Box 1129 Auburn, AL 36831	Taylor Rhea Leonard PO Box 1129 Auburn, AL 36831	Map/parcel: 117-03-0H-211.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

Joanna L Palmer, Unmarried and Christina Palmer, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Rhea Leonard, an unmarried woman and Lisa Hill Leonard, a married woman as joint tenants with right of survivorship

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of The Enclave at Hillsboro Village, a Condominium Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562 and Instrument Number 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Joanna L. Palmer, unmarried and Christina Palmer, a married woman, as joint tenants with the right of survivorship, by Warranty Deed from Joseph

H. Gale, unmarried, dated 3/10/16 and recorded 3/15/16 in Instrument Number 20160315-0024488, Register's Office for Davidson County, Tennessee. Subject property has never been the marital residence for Christina Palmer.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2600 Hillsboro Pike Apt 211 Nashville, TN, 37212

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), THEIR heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of November, 2018

Joanna L. Palmer

Joanna L Palmer

Christina Palmer

Christina Palmer

STATE OF New York
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Joanna L Palmer and Christina Palmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2018

Noel A. Wilfeard

Notary Public

My Commission Expires: May 06, 2021

Noel A. Wilfeard
Notary Public State of New York
No. 01WI6280554
Qualified in Monroe County
Commission Expires May 06, 2021