BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 191952 DEEDWARR
02/05/2019 10:32:08 AM 2 pgs
Fees: $13.00 Taxes: $2,728.75

20190205-0010911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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 |
|---|---|---|
| Christine C. Palmer and John G. Palmer Jr. | New Owner | |
| (NAME) | (NAME) | |
| 2811 Tyne Blvd. | | 130 15 0 017.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **LOUIS BUSH COLE, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE C. PALMER AND JOHN G. PALMER JR., HUSBAND AND WIFE,** 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:

**Being Lot No. 3 of the Harpeth Valley Estates, Section I, of record in Book 1835, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed by Warranty Deed from Tyne & Wright, Inc., a Tennessee corporation to Louis Bush Cole and wife, Miriam Hoover Cole, as recorded on the 9th day of March, 1955 in Deed Book 2345, Page 529, in the Register's Office of Davidson County, Tennessee. Miriam Hoover Cole died onAugust 15, 1994, leaving Louis Bush Cole as sole surviving Tenant by the Entirety. Louis Bush Cole died testate on November 3, 2015. Louis Bush Cole, Jr. is the devisee under the Will of Louis Bush Cole probated under Docket No. 15P2072, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.**

**This was never the marital place of residence for the Grantor.**

**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.**

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

unimproved _
This is improved x property, known as 2815 Tyne Blvd., Nashville, TN 37215
(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 1st day of February, 2019

x Louis Bush Cole

LOUIS BUSH COLE, JR.

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 Louis Bush Cole Jr., 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 this 1st day of Febru, 2019.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public