Karen Johnson Davidson County
Batch# 218845 DEEDWARR
04/17/2019 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190417-0035238

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 12/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caprice Palmer	Same as New Owner	083-13-0-201.00
(NAME)	(NAME)	
2916 Western Hills Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Sherri L. White, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Caprice Palmer, hereinafter called the GRANTEE(S), her 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. 196 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 196 fronts 50 feet on the north side of Shelby Avenue, formerly Lee Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Philmore J. Preuett and wife, Virginia Rose Preuett by Warranty Deed from Hunter Morton Pilkinton and wife, Jean G. Pilkinton and A.H. Pilkinton, a single man dated May 6, 1974 and recorded May 13, 1974 of record in Book 4814, Page 716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to June Harriette Preuett White by Affidavits from Last Will and Testament of Philmore J. Preuett dated January 16, 2007 and recorded January 16, 2007 of record in Instrument No. 20070116-0005966, Register's Office for Davidson County, Tennessee. See, also, probate document record in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P1052.

Being the same property conveyed to Sherri L. White by Quitclaim Deed from June Harriette Preuett White, dated November 18, 2011 and recorded November 22, 2011 of record in Instrument No. 20111122-0091514, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1307 Shelby Ave, Nashville, TN 37206

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of April, 2019.

Sherri L. White

Sherri L. White

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri L. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of April, 2019.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019