Karen Johnson Davidson County
Batch# 266215 DEEDWARR
08/02/2019 12:56:44 PM 2 pgs
Fees: $13.00 Taxes: $556.85
20190802-0076670

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Edward Al Palmer, Jr.
Chasity Lin
426 Hadleys Bend Boulevard
Old Hickory, TN 37138

SEND TAX BILL TO:
FirstBank
38 Seaboard Lane
Suite 205
Franklin, TN 37067

MAP/PARCEL 063-08-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Caroline S. Palmer-Honeycutt formerly known as Caroline S. Palmer, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Edward Al Palmer, Jr. and Chasity Lin, as joint tenants with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. (s) 15 and 16, Block "U" on the Plan of Map of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots 15 and 16 front together 50 feet on the Westerly side of Hadley Bend Boulevard and extend back between parallel lines 10 feet to a dead line.

Being the same property conveyed to Caroline S. Palmer, unmarried by Warranty deed from Lasalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2006-FF18 by its Attorney In Fact, Home Loan Services of record in Instrument No. 20080327-0030693 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 27, 2008.

This is improved property known as: **426 Hadleys Bend Boulevard, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 1st day of August, 2019.

WITNESS MY HAND on this the 1st day of August, 2019

Caroline S. Palmer-Honeycutt

Caroline S. Palmer-Honeycutt

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Caroline S. Palmer-Honeycutt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of August, 2019.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $150,500.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of August, 2019.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 190391