Karen Johnson Davidson County
Batch# 274830 DEEDWARR
08/21/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190821-0084118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

W-VRES-19-1400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Michel Palmer	SNBC MORTGAGE CORP.	
(NAME)	(NAME)	
1400 14th Avenue N	9311 SAN PEDRO AVE, #100	**081-16-0-040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAN ANTONIO, TX 78216	
(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 consideration, the receipt of which is hereby acknowledged, **ANTONIO C. TURNER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MICHEL PALMER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 229 on the Plan of D T McGavock and Others Addition of record in Plat Book 21, Page 41, 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 Lot No. 229 fronts 50 feet on the East side of Alberta Avenue, now known as 14th Avenue, North and extends back Eastwardly between parallel lines 170 feet to an alley.

Less and Except:

Beginning at a point in the Easterly margin of 14th Avenue, said point being the common corner between Lots 229 and 230 in the McGavock Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee; thence N 39 Degrees 59 Minutes 02 Seconds E 177.07 feet to a point in the Westerly margin of an alley, said point being the common corner between Lots 228 and 229 in the Easterly Boundary of said Lot 229, S 33 Degrees 45 Minutes 55 Seconds E 50 feet to the common corner between said Lots 229 and 230; thence with the common line between said Lots 229 and 230, S 56 Degrees 23 Minutes 04 Seconds W 170 feet to the point of beginning, Containing 4,250.00 Sq. Ft.

Being a part of the same property conveyed to Antonio C. Turner by Final Decree Confirming Sale Deed from Clerk and Master of record in Book 10768, page 194, Register's Office for Davidson County, Tennessee, dated January 09, 1998 and recorded on January 26, 1998.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 14th Avenue N, Nashville, Tennessee 37208**.

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 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), 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/our hand(s) this the 16th DAY OF AUGUST, 2019.

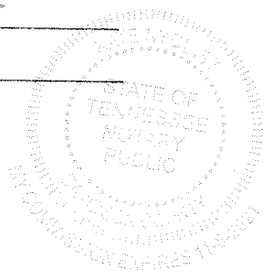
Antonio C. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO C. TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022