Karen Johnson Davidson County
Batch# 276953 DEEDWARR
08/27/2019 01:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190827-0086382

859-19

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190823128**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2019. Notary Public My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

WARRANTY DEED

Address New Owner: Jason Palmer and Tiffany Palmer 2528 Janalyn Trace Hermitage TN 37076	Send Tax Bills To: Regions Bank Dept 2520 PO Box 2153 Birmingham, AL 35287-2520	Tax Information: Tax Parcel ID No. 109-04-0A-018.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vikki Huggins and Daniel Huggins, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason C. Palmer and Tiffany H. Palmer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Towering Oaks Phase One, as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vikki Huggins and Daniel Huggins, wife and husband by Warranty Deed from Linney G. Moore, II and Eugenia L. Moore, husband and wife, recorded on the 4th day of November, 2016 in Instrument No. 20161104-0117176, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWERING OAKS, PHASE ONE, as recorded in Instrument No. 20071127-0137704, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20091215-0114266, in the Register's Office of Davidson County, Tennessee.

Easement for Access Easement, recorded in Instrument No. 20050831-0104488, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Instrument Nos. 20010205-0010996, 20041026-0128530 and 20050615-0068192, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Instrument No. 20070601-0065248, in the Register's Office of Davidson County, Tennessee.

Easement for the flow of the waters of the Rivers, Creeks and Streams, and the rights of the public therein.

Subject to Flow of River, Creeks and Streams.

Storm Water Maintenance Agreement as set forth in instrument recorded in Instrument No. 20070601-0065248, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2528 Janalyn Trace Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2019.

Vikki Huggins

Daniel Huggins

STATE OF Alabama)
COUNTY OF Mobile)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vikki Huggins and Daniel Huggins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2019.

Notary Public
My Commission Expires: 1/7/2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020