This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5107

Karen Johnson Davidson County
Batch# 293851 DEEDWARR
10/01/2019 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20191001-0099899

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2019

Notary Public
My Commission Expires: 11/17/19

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| MCH Construction of TN<br>5313 Indiana Avenue<br>Nashville, TN 37209 | MCH Construction of TN<br>5313 Indiana Avenue<br>Nashville, TN 37209 | 090-12-0-161 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Terry W. Palmer, Mickey Palmer, and Linda Carol Lain**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MCH Construction of TN LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 151, CHARLOTTE PARK, Section 2, as shown on plat of record in Plat Book 2663, Page 22-23, in the Register's Office, Davidson County, Tennessee, Said Lot No. 151, fronts 60.10 feet on the Northerly side of Bagleyshop Road, and extends back 163.8 feet on the Westerly line, and 138.0 feet on the Easterly line, to a broken line in the rear, measuring a total of total of 170.1 feet thereon, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to a pumping charge agreement of record in Book 2593, Page 566, said Register's Office, a ten-foot easement for public utilities along rear lines of premises, and along easterly line of premises, easement for sewer line along easterly line of premises, 50-foot building setback line from Bagleyshop Road and conditions of owners certificate, as shown on plan of record in Book 2663, Pages 22 and 23, said Register's Office and to restrictive covenants contained in an instrument of record in Book 2689, Page 38 in said Register's Office.

Being the same property conveyed to William H. Palmer and wife, Eva J. Palmer, by Warranty Deed from Walnut Homes, Inc., of record in Book 3068, Page 311, in the Register's Office of Davidson County, Tennessee, dated April 27, 1960 and recorded on April 28, 1960.

Being the same property conveyed to Terry W. Palmer, Carol Lain and Mickey Palmer, by Executor's Quit Claim Deed from Terry W. Palmer, Executor of the Estate of Eva J. Palmer, of record in Instrument No. 20190725-0073243, in the Register's Office of Davidson County, Tennessee, dated July 25, 2019 and recorded on July 25, 2019.

This Instrument executed on behalf of Linda Carol Lain ("Principal") by Terry W. Palmer pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20191001009898, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **607 Bagleyshop Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 30th day of September, 2019.

GRANTOR:

Terry W. Palmer

Mickey Palmer

Linda Carol Lain by Terry W. Palmer, her Attorney-In-Fact

Linda Carol Lain by Terry W. Palmer, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry W. Palmer and Mickey Palmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2019.

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry W. Palmer the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Linda Carol Lain ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of September, 2019.

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21



201910010099899

EXHIBIT "A"
TO Warranty Deed
From: Terry W. Palmer, Mickey Palmer, and Linda Carol Lain
To: MCH Construction of TN

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 30th day of September, 2019.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

