Karen Johnson Davidson County
Batch# 315609 DEEDWARR
11/14/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191114-0117498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TERRY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

JM-RF-19-864

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)
Denny A. Palmer	~~NEW OWNER~~ Chase	
(NAME)	(NAME)	075-00-0-180.00
864 Tulip Grove Road	700 Kansas Ln	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Monroe LA 71203	
(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, **CHRISTOPHER J. SMITH AND WIFE, CARMA H. SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNY A. PALMER, AN UNMARRIED PERSON,** 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:

Being Lot No. 2 of Brunner's Acre, a plan of which is recorded at Instrument No. 200010020097049, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Tulip Grove Road, said point being the Northeast corner of Lot No. I of Brunner's Acre and being the Northwest corner of Lot 2, being 42.0 feet from the centerline of Tulip Grove Road; thence along the dedicated R.O.W. of Tulip Grove Road, South 53 degrees 59 minutes 38 seconds East a distance of 100.00 feet; thence South 31 degrees 53 minutes 54 seconds West a distance of 202.96 feet; thence North 53 degrees 59 minutes 38 seconds West a distance of 100.00 feet to the Southeast corner of Lot 1; thence along the property line between Lot Nos. 1 and 2, North 31 degrees 53 minutes 54 seconds East a distance of 202.96 feet to the point of beginning.

Being the same property conveyed to Christopher J. Smith and wife, Carma H. Smith by Warranty deed from Landman, Inc. of record in Instrument No. 20031204-0174765 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on December 04, 2003.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20001002-0097049, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20001020-0104145 in the 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: **864 Tulip Grove Road, Hermitage, Tennessee 37076**.

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 8th DAY OF NOVEMBER, 2019.

Christopher J. Smith

Carma H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. SMITH, 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 8th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMA H. SMITH, 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 8th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY