Name and Address of New Owner:
Nicholas S. Palmer
107 Forrest Valley Court
Nashville, TN 37209

Send Tax Bills To:

InterLink Mortgage Services
5875 N. Sam Houston Pkwy W; Ste 300
Houston TX 77086

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 376939 DEEDWARR
03/24/2020 03:30:51 PM 2 pgs
Fees: $13.00 Taxes: $1,292.10

20200324-0032080

Map & Parcel No: 128-02-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paulette Gamble, a widow** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Scott Palmer and Eleanor Barbee Palmer, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A 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. 26 on the plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Earl Gamble and wife, Paulette Gamble; and, Earl Haley Gamble by Warranty Deed from Cheek and Jones, Incorporated, a Tennessee Corporation, dated December 4, 1967 and recorded on December 7, 1967, of record in Book 4195, page 764, Register's office for Davidson County, Tennessee. By Quit Claim Deed dated March 12, 1973, recorded March 13, 1973, of record in Book 4688, page 344, said Register's office. Earl Haley Gamble, a widower, conveyed his interest in subject property to Donald Earl Gamble and wife, Paulette Gamble, the said Donald Earl Gamble deceased on 9/12/2018.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2020 and subsequent years, a lien, not yet due and payable.

Subject to all matters as shown on the plan of record in Plat Book 3700, Page 82, Restrictions of record in Book 4056, Page 371, amended in Book 4072, Page 318, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4056, Page 371 and amended in Book 4072, Page 381, Register's Office for Davidson County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 107 FORREST VALLEY COURT, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of March, 2020.

Paulette Gamble (SEAL)
Paulette Gamble

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 23rd day of March, 2020, before me personally appeared Paulette Gamble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2020.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Julie Coone
Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,215.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alexis Woods
(Affiant)

Sworn to and subscribed before me this
23rd day of March, 2020.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Debbie Mann
Notary Public
My commission expires:
File No. 2020-55