File No. 260401496

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/06 09:02 2 pgs
Fees:13.00 Taxes:338.55

20060811-0098916

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Elizabeth A Gray

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Marie Ford	Primary Residential Mortgage, Inc.	Map 149-02-08-0 Parcel 097.00
(NAME)	(NAME)	
946 Strand Fleet Drive	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, Utah 84116	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James D Rice and wife, Kimberly Michelle Rice,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Marie Ford, unmarried,** HEREINAFTER CALLED THE GRANTEE, her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 195A, on the Plan of Zone Lot Division, Lots 187-191 and 193-195, Picadilly Square Phase II, as shown by plat appearing of record in Plat Book 6250, pages 92-94 and amended in Plat Book 6900, Page 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James D. Rice and wife, Kimberly Michelle Rice by Warranty Deed dated April 16, 1997 of record in Book 10419, Page 389, Register's Office for Davidson County, Tennessee.

This property is subject to: Declaration of Covenants Conditions, Restrictions, By-Laws, HOA Charter, and Information Brochure of Record in Book 6236, page, 683, Book 6295, page 506, Book 6250, page 520, Book 6250, page 534, Book 6300, page 409, Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114 Book 6518, page 184, Book 6518, page 190, and in Book 6830, page 739 said Register's Office; Sanitary Sewer and or Storm Drainage Easement of Record in Book 6186, page 238, and in Book 6251, page 616, said Register's Office; Utility Easement of Record in Book 6298, page 491, said Register's Office; Sanitary Sewer Easement of Record in Book 6530, page 823, and in Book 7389, page 189, said Register's Office; HOA Charter & Amendments of Record in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and in Book 7288, page 963, said Register's Office; Amendments to Information Brochure of Record in book 6295, page 596, Book 6295, page 602, and in Book 6300, page 439, said Register's Office; Amendments to By-Laws of Record in Book 6295, page 572, Book 6295, page 680, Book 6295, page 588, and in Book 6300, page 431, said Register's Office; Quitclaim Deed to Home Owners Association for the Common Area of Record in Book 6236, page 680, and corrected in Book 6295, page503, said Register's Office; Subject to any and all matters on the plat of Record in Plat Book 6250, pages 92-94 amended in Plat Book 6900, page 106; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 946 Strand Fleet Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hands this 28th day of July, 2006.

James D. Rice

Kimberly Michelle Rice

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James D. Rice and Michelle M. Rice, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public



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RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122