WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

09-12-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/3/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Minton	Primary Residential Mortgage, Inc.	14904011100
(NAME)	(NAME)	
2619 Edge-O-Lake Drive	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip G. Kimbro and wife, Demetria T. Kimbro, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A. Minton and Joanie B. Minton, _____ HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 501 on the Plan of Edge-O-Lake Estates, Section VI of record in Plat Book 3700, Page 15, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip G. Kimbro and wife, Demetria T. Kimbro, by deed of record in Book 9397, Page 699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Phillip G. Kimbro by Demetria T. Kimbro as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100122-0005783, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/22/10 14:32 2 pgs
Fees:13.00 Taxes:462.50
20100122-0005784

unimproved ☐

This is improved ☒ property, known as 2619 Edge O Lake Drive, Nashville, TN 37217

(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 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. 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 our hands this 22nd day of January, 2010.

Phillip G. Kimbro by Demetria T. Kimbro, his attorney in fact

Demetria T. Kimbro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Demetria T. Kimbro with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument forthe purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of January, 2010, before me personally appeared Demetria T. Kimbro, the person who executed the foregoing instrument on behalf of Phillip G. Kimbro and who acknowledged that she executed the same as thefree act and deed of the said Phillip G. Kimbro, through Power of Attorney granted her by the said Phillip G. Kimbro.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

I, the undersigned, 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.

Scott Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Scott Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

ALEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON