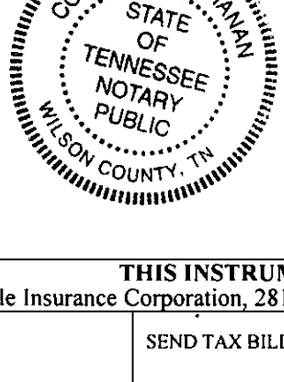
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $242,000.00.

Affiant

Subscribed and sworn to before me this 27 day of Jan, 2010

Notary Public
My Commission expires: 6.30.10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Lingley	PRMI	098-13-0-A-017.00CO
4765 Cape Hope Pass	4750 W. Wiley Post Way #200	
Hermitage, TN 37076	Salt Lake City, UT 84116	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia M. Boyer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Lingley and Martha Lingley, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of New Hope Point, Phase One, Section Two, A Planned Unit Development, of record in Book 9700, page 431, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia M. Boyer, a married woman and husband Jeffrey M. Weisman by deed from D.R. Horton, Inc., DBA Terry Homes, on March 31, 1999, of record in Book 11414, page 403, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia M. Boyer by Quitclaim Deed from Jeffrey M. Weisman of record in Instrument Number 20060202-0013374, said Registers Office.

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 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 9700, page 431, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10535, page 110; and Book 10290, page 1; and Book 10327, page 780; and book 10330, page 782; and Book 10659, page 258; and Book 11394, page 73; and Instrument Number 20000628-0064247, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20000607-0056879, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number20000607-0056880, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4765 Cape Hope Pass, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 27, 2010.

Patricia M. Boyer

BILL GARRETT, Davidson County
Trans:T20100007322 DEEDWARR
Recvd: 02/05/10 09:33 2 pgs
Fees:13.00 Taxes:895.40

20100205-0009249

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia M. Boyer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY