WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $267,000.00.

Affiant

Subscribed and sworn to before me this 19th day of February, 2010.

Notary Public

My Commission expires: 3/21/2011
(Affix Seal)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County TN

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:
Steven Edward Kennard	Primary Residential Mortgage, Inc.	115-07-0-008.00
730 Davidson Road	4750 West Wiley Post Way #200	
Nashville, TN 37205	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, **Lee Ann Clark**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Edward Kennard and Tasha Marie Bandy, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Brook Meade, Section 1, of record in Book 2133, page 77, 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 LeeAnn C. Bomboy, married, from Vicki Abbott Clark, unmarried, by deed on August 22, 2006, of record in Instrument Number 20060824-0104632, Register's Office for Davidson County, Tennessee. Further conveyed to LeeAnn M. Clark by Quitclaim Deed from Michael A. Bomboy of record in Instrument Number 20090617-0056279, said Register's 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 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2133, page 77, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2149, page 282, Register's Office for Davidson County, Tennessee.

This is improved property known as: **730 Davidson Road, Nashville, TN 37205**

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 February 19, 2010.

Lee Ann Clark

BILL GARRETT, Davidson County
Trans:T20100011702 DEEDWARR
Recvd: 03/01/10 08:56 2 pgs
Fees:13.00 Taxes:987.90

20100301-0015102

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lee Ann Clark** 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 February 19, 2010

My commission expires 8/1/2013

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY