WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS$ $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Sandra Hoyt	PrimeLending, A PlainsCapital Company	150-5-199
(NAME)	(NAME)	
2821 Galesburg Drive	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217-4051	Dallas, TX 75252	
(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, James P. Salters and wife, Linda L. Salters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Hoyt, a single woman, 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:

Being Lot No. 718, on the plan of Edge-O-Lake, Section 17, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James P. Salters and wife, Linda L. Salters, by deed ofrecord in Instrument No.20060309-0027577, 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 James P. Salters and Linda L. Salters by David Earl Adcock, II as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

*20100507003520O

unimproved ☐

This is improved ☒ property, known as 2821 Galesburg 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.

BILL GARRETT, Davidson County
Trans:T20100027569 DEEDWARR
Recvd: 05/07/10 15:02 2 pgs
Fees:13.00 Taxes:510.60
20100507-0035201

Witness our hands this 23rd day of April, 2010.

x James P. Salters By David Earl Adcock, II Attorney in Fact
James P. Salters by David Earl Adcock, II, his attorney in fact

x Linda L. Salters By David Earl Adcock, II Attorney in Fact
Linda L. Salters by David Earl Adcock, II, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of April, 2010, before me personally appeared David Earl Adcock, II, the person who executed the foregoing instrument on behalf of James P. Salters and Linda L. Salters and who acknowledged that they executed the same as the free act and deed of the said James P. Salters and Linda L. Salters, through Power of Attorney granted he by the said James P. Salters and Linda L. Salters.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2010.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public