Return To:

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010203

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100048736 DEEDWARR
Recvd: 08/06/10 13:28 3 pgs
Fees:18.00 Taxes:405.15

20100806-0062217

Send Tax Bills To:
Primary Residential Mortgage, Inc.
4750 W. Wiley Post Way
Salt Lake City, UT 84116

New Owner is:
Sara Duff
601 Amelia Dr
Antioch, TN 37013

MAP: 162-10-0A

PARCEL: 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mickey Williams, Louis Catignani and Matthew Tidwell, each as to a one-third undivided interest**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Sarah Duff, unmarried, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **601 Amelia Dr, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 147 on the Plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mickey Williams, Louis Catignani and Matthew Tidwell, each as to an one-third undivided interest, by Warranty Deed from Deborah Suzanne Suddath, unmarried, dated 12-30-09 and recorded 1-4-10 in Instrument No. 20100104-0000190, as corrected by Scrivener's Affidavit recorded 1-27-10 in Instrument No. 20100127-0006786, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MW MT KC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of July, 2010.

GRANTOR(S):

MICKEY WILLIAMS

LOUIS CATIGNANI

MATTHEW TIDWELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mickey Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of July, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Louis Catignani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of July, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Tidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of July, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is ~~greater, for this transfer~~ is **$109,500.00**.

AFFIANT

SWORN TO and subscribed before me this 23rd day of July, 2010.

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 04-17-11