WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100063625 DEEDWARR
Recvd: 10/07/10 10:41 2 pgs
Fees:13.00 Taxes:481.93
20101007-0080424

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **September, 2010**

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Timothy Kyne	Primary Residential Mortgage, Inc.	118-2-112.00
(NAME)	(NAME)	
2819 Vaulx Lane	4750 W Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Salt Lake City, UT, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Marvin P. Hatcher, Jr.**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Timothy Kyne**, 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. 20 on the Map of the First Subdivision of the W.T. Berry Estates, Section 2 as of record in Book 1130, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the Westerly side of Vaulx Lane and runs back between lines, 249.3 feet on the Northerly line and 255 feet on the Southerly line to a dead line on which it measures 46.8 feet.

Being part of the same property conveyed by Final Decree of Divorce as recorded on the 24th day of March, 1994 in Book 9288, Page 945 and Warranty Deed from Milburn L. Burcham and wife, Allie A. Burcham to Marvin P. Hatcher, Jr. and wife, Wilma Hatcher as recorded on the 10th day of August, 1966 in Book 4045, Page 142, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2819 Vaulx Lane, Nashville, TN 37204

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, has 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 **30th** day of **September, 2010**

Marvin P. Hatcher, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Marvin P. Hatcher, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **September, 2010**

Notary Public

My commission expires: 11.04.13

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013