BILL GARRETT, Davidson County
Trans:T20110000429 DEEDWARR
Recvd: 01/03/11 15:08 2 pgs
Fees:13.00 Taxes:1722.35
20110103-0000605

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

R-VRES-10-322

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Joseph Stoddard	Primary Residential Mortgage, Inc.	
322 Greenway Avenue	(NAME) 4750 West Wiley Post Way, Suite 200	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Salt Lake City, UT 84116	104-5-342.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY J. ORTNER AND WIFE, JENNIFER L. ORTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESLEY JOSEPH STODDARD AND KORI CAMERON ISAAC STODDARD, AS HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 278, RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 174, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY J. ORTNER AND WIFE, JENNIFER L. ORTNER BY WARRANTY DEED FROM JOHN G. BASS, AN UNMARRIED MAN, RECORDED ON THE 19TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050119-0006678, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 174; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 322 Greenway Avenue, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of December, 2010.

Timothy J. Ortner

Jennifer L. Ortner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy J. Ortner and Jennifer L. Ortner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903