SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110006403 DEEDWARRSP
Recvd: 02/01/11 11:23 2 pgs
Fees:13.00 Taxes:795.50

20110201-0008863

Rebecca A. Dohoney — State of Tennessee Notary Public — Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Heather Archer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1535 Northfield Blvd., Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather Archer	Primary Residential Mortgage, Inc.	126160A53400
(NAME)	(NAME)	
6256 Rivervalley Drive	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMERICAN SECURITY BANK & TRUST COMPANY**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heather Archer, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Riverwalk, Phase 3-C, of record as Instrument No. 200507060077607, "(erroneously cited as 20060328-0035052 in prior deed)" Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to AMERICAN SECURITY BANK & TRUST COMPANY by Deed from STEPHEN C. BAKER, SUBSTITUTE TRUSTEE, dated 06/12/2008 and filed for record on 06/25/2008 in Instrument 200806250065280, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 20011024-0115969, Instrument 20050706-0077607;Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20011105-0121083, as amended of record in Instrument 20020424-0050565, as amended of record in Instrument 20040506-0051985, as amended of record in Instrument 20061214-0154502;All matters including but not limited to an easement of record in Book 513, Page 396;Right of Way Easement of record in Book 751, Page 375;All matters including but not limited to an easement of record in Book 787, Page 7;Declaration of Taking of record in Book 4205, Page 194;All matters set out in a Judgment including but not limited to an easement of record in Book 4226, Page 715;Grant of Transmission Line Easement of record in Book 4257, Page 647;Agreement for Dedication of Public Utility Easement of record in Book 7526, Page 315;Agreement for Dedication of Public Utility Easement of record in Book 7526, Page 318;Agreement for Dedication of Public Utility Easement of record in Book 7526, Page 324;Declaration of Road and Utilities Access Easement of record in Instrument 20010706-0072536;Stormwater Detention Agreement of record in Instrument 20010919-0101279;Landscape Agreement of record in Instrument 20010919-0101280;Stormwater Detention Agreement of record in Instrument 20021119-0143687;Stormwater Detention Agreement of record in Instrument 20040826-0103240;Charter of record in Instrument 20020425-0051371;Quitclaim Deed to The Homeowner's Association of record in Instrument 20071220-0145869, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6256 Rivervalley Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), her heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), her heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 28th day of January, 2011.

AMERICAN SECURITY BANK & TRUST COMPANY

Richard Bobo Sr. V.P

Richard Bobo
Senior Vice President

State of Tennessee
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard Bobo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Senior Vice President of AMERICAN SECURITY BANK & TRUST COMPANY and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Senior Vice President.

WITNESS my hand and seal this 28th day of January, 2011.

Sandra D Jackson

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
1535 Northfield Blvd., Ste 16
Murfreesboro, TN 37129

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
December 18, 2012