WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110036901 DEEDWARR
Recvd: 06/20/11 15:10 2 pgs
Fees:13.00 Taxes:463.98
20110620-0047291

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2011.

Notary Public

COMMISSION EXPIRES: ~~March 3, 2014.~~ 8-4-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon W. Austin	Primary Residential Mortgage	165130A17000CO
(NAME) 4025 Pepperwood Drive	(NAME) 4750 West Wiley Post Way, Ste. 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn Valent, Trustee of the Carolyn Valent Family Trust, U/A/D January 16, 2008, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon W. Austin, a single man, 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:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Peppertree Forest P.U.D. Section Nine of record in Plat Book 7900, page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carolyn Valent, Trustee of the Carolyn Valent Family Trust, U/A/D January 16, 2008, by Quitclaim Deed from Carolyn Valent, unmarried, dated May 15, 2009, of record in Instrument No. 20090528-0048986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4025 Pepperwood Drive, Antioch, TN 37013

(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.

Witness my hand this 13th day of June, 2011.

Carolyn Valent, Trustee of the Carolyn Valent Family Trust, U/A/D January 16, 2008

By: Carolyn Valent Trustee
Carolyn Valent, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn Valen with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Carolyn Valent Family Trust, U/A/D January 16, 2008 and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of June, 2011.

Commission expires: ~~March 3, 2014~~ 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

~~Barb Triplett~~ Tahira J. Pyszka Notary Public