File No. 110398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110037504 DEEDWARR
Recvd: 06/22/11 15:06 2 pgs
Fees: 13.00 Taxes: 355.20
20110622-0048021

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/23/2014
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wess Kirby	Primary Residential Mortgage, Inc.	053 09 0 099.00
(NAME)	(NAME)	
812 Tamarack South	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, WE, Ronald Drago, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wess Kirby and wife, Melissa Kirby, 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. 53-B on the Plan of Zone Lot Division, Lots 52 and 53, Phase II, Kimbolton, of record in Plat Book 6900, Page 933, amending Plat Book 6900, Pages 792-794, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald Drago, unmarried, by deed from Lori M. Sharpe, unmarried, dated January 9, 2006 and recorded on January 10, 2006 in Instrument No. 20060110-0003390, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126 and Book 7799, page 50, said Register's Office.

Charter of Kimbolton Homeowners' Association of record in Book 7483, page 982, re-recorded in Book 7507, page 67, said Register's Office.

By-Laws of Kimbolton Homeowners' Association of record in Instrument No. 20030226-0025658, said Register's Office.

Amendment and change of a utility and drainage easement of record in Book 7810, page 580, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 812 Tamarack South, Madison, TN 37115
(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

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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 14th day of June, 2011.

Ronald Drago

Ronald Drago

STATE OF Connecticut

COUNTY OF New London

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

Witness my hand and official seal this 14th day of June, 2011.

Commission expires:

Notary Public

CARMEN LEANDRO BOTELHO
NOTARY PUBLIC
State of Connecticut
My Commission Expires
12-31-2014

CARMEN LEANDRO BOTELHO NOTARY PUBLIC CONNECTICUT