WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 6-30-14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110043387 DEEDWARR
Recvd: 07/19/11 09:53 2 pgs
Fees:13.00 Taxes:518.00
20110719-0055043

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

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
Jean P. Lomax	Primary Residential Mortgage, Inc.	142090D21800CO
(NAME)	(NAME)	
8538 Sawyer Brown Road	4750 W Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **Anne B. Koellein**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean P. Lomax**, 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, described as being a certain condominium, being Unit No. 8538, together with Carport designated No. 8538-C, in River Plantation, Section Ten, Phase II-C a Condominium Horizontal Property Regime, located on Sawyer Brown Road, as shown on the Plat of record in Plat Book 9700, Pages 143, and 144, and revised Plat of record in Book 9700, pages 186 and 187, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598 and in annexation document in Book 10024, page 409, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Subject to the easements, restrictive covenants, conditions and regulations imposed upon and regulating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-C contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, Book 10024, page 409 and book 10136, page 708, said Register's Office.

Being the same property conveyed to Anne B. Koellein by Warranty Deed from Haury and Smith Contractors, Inc., dated December 18, 1996 of record in Book 10297, page 98, 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 8538 Sawyer Brown Road, Nashville, TN 37221

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 **8th** day of **July, 2011**

Anne B Koellein

Anne B. Koellein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Anne B. Koellein**, 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 **8th** day of **July, 2011**.

Notary Public

My commission expires: 7/3/12

COUNTY OF DAVIDSON
KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC