Davidson County DEEDWARR
Recvd: 07/20/11 13:50 3 pgs
Fees:18.00 Taxes:600.88
20110720-0055614

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Carol Boyd
1301 Clarke Street
Old Hickory, TN 37138

MORTGAGEE
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way, #200
Salt Lake City, UT 84116

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 053-03-0
PARCEL 199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **MaryBeth Z. Bernui Zamer, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Virginia F. Fleissman and Carol A. Boyd, as joint tenants with right of survivorship,** 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. 183 on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MaryBeth Z. Bernui, married by Warranty Deed from Donald R. Swartz and wife, Terry Keller Swartz, dated January 26, 2006 and filed of record in Instrument No. 20060207-0015336, Register's Office for Davidson County, Tennessee.

Being further conveyed to MaryBeth Z. Bernui by Quitclaim Deed from Anthony Robert Bernui, dated January 31, 2006 and filed of record in Instrument No. 20060223-0021042, Register's Office for Davidson County, Tennessee.

Being further conveyed to MaryBeth Z. Bernui, unmarried and Stephen Price Rogers, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from MaryBeth Z. Bernui, unmarried and Dean Robinson, Trustee, dated December 20, 2006 and filed of record in Instrument No. 20070108-0002652, Register's Office for Davidson County, Tennessee.

Being further conveyed to MaryBeth Z. Bernui, unmarried by Quitclaim Deed from Stephen Price Rogers, unmarried, dated April 8, 2008 and filed of record in Instrument No. 20080418-0039608, Register's Office for Davidson County, Tennessee. MaryBeth Z. Bernui has since married and is now known as MaryBeth Z. Bernui Zamer.

This was not the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2014, Page 344; Right of Way Easement of record in Book 2014, Page 343; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 67, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1301 Clarke Street Old Hickory, TN 37138.**

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 our hands this 12th day of July, 2011.

Marybeth Z Bernui Zamer
MaryBeth Z. Bernui Zamer
By Judy Hughes Attorney in Fact
By Judy Hughes attorney-in-fact

STATE OF Tennessee
COUNTY OF Wilson

On this 12th day of July, 2011, before me personally appeared Judy Hughes, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of MaryBeth Z. Bernui Zamer, and who acknowledged that she executed the same as the free act and deed of MaryBeth Z. Bernui Zamer.

Witness my hand and official seal this 12th day of July, 2011.

Janel L. Johnson
NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/15

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $162,400.00.

AFFIANT

Subscribed and sworn to before me this 12th day of July, 2011.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY