WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

File No.: AV-11-379

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Christopher E. Brown	Primary Residential Mortgage, Inc	146-8-80.00
(NAME)	(NAME)	
379 Blackman Road	4750 W. Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	146-8-80.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **JAMES MERWIN CARROLL, EXECUTOR FOR THE ESTATE OF DAVID HEMMINGHAUS AND PHYLLIS JOANNE CARROLL, INDIVIDUALLY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **CHRISTOPHER E. BROWN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 407, CRIEVE HALL ESTATES, SECTION SIX, as shown on plat of record in Plat Book 2331, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J Hemminghaus by deed from Leonard Springer and wife, Jennifer Springer dated June 13, 1991 and recorded on July 25, 1991, of record in Book 8404, page 748, in the Register's Office for Davidson County, Tennessee. The said David J. Hemminghaus having died on September 5, 2011, leaving a Last Will and Testament probated under Docket/Probate Number 11P-1689, in the Probate Court for Davidson County, Tennessee and naming Phyllis Joanne Carroll as his Beneficiary.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 379 Blackman Road, Nashville, TN 37211
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18 day of November, 2011.

Estate of David Hemminghaus

BY: _____
James Merwin Carroll, Executor

_____
Phyllis Joanne Carroll

BILL GARRETT, Davidson County
Trans:T20110076683 DEEDWARR
Recvd: 12/05/11 14:00 2 pgs
Fees:13.00 Taxes:505.42
20111205-0094688

**********CALIFORNIA NOTARY ACKNOWLEDGMENT**********

STATE of California
COUNTY of SAN BERNARDINO

On NOVEMBER 18, 2011, before me, CINDY L. BOULWARE, Notary Public, personally appeared James Merwin Carroll, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
Notary Public
My commission expires:

CINDY L. BOULWARE
Commission # 1906109
Notary Public - California
San Bernardino County
My Comm. Expires Oct 28, 2014

This area for official notarial seal

Notary Name:
Notary Registration Number:

Notary Phone:
County of Principal Place of Business:

CAPACITY CLAIMED BY SIGNER:
- ☐ Individuals (s)
- ☐ Corporate Officer: _____(title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other **EXECUTOR FOR THE ESTATE OF DAVID J. HEMMINGHAUS**

STATE of California
COUNTY of SAN BERNARDINO

On NOVEMBER 18, 2011, before me, CINDY L. BOULWARE, Notary Public, personally appeared Phyllis Joanne Carroll, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
Notary Public
My commission expires:

CINDY L. BOULWARE
Commission # 1906109
Notary Public - California
San Bernardino County
My Comm. Expires Oct 28, 2014

This area for official notarial seal

Notary Name:
Notary Registration Number:

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County of Principal Place of Business:

CAPACITY CLAIMED BY SIGNER:
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- ☐ Corporate Officer: _____(title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other