BILL GARRETT, Davidson County
Trans:T20120000715 DEEDWARR
Recvd: 01/04/12 13:37 2 pgs
Fees:13.00 Taxes:517.63
20120104-0000851

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

ADDRESS NEW OWNER
Heather Jensen
1724 Stone Hollow Court
Hermitage, TN 37076

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

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-16-0-D
PARCEL 047.00 CO

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, **Jarrod Whipker and wife, Kelly Whipker,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heather Jensen, a single woman,** 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. 226, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jarrod Whipker and wife, Kelly Whipker, by Warranty Deed from Laletta Y. Barbour, now Smith, married, dated July 11, 2005 and filed of record in Instrument No. 20050713-0081064, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20001030-0107559, Instrument No. 20001011-0100896, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597 and re-recorded in Instrument No. 20020718-0086907; ByLaws of record in Instrument No. 20001101-0108604; Charter of record in Instrument No. 20001101-0108603; Quitclaim Deed for Common Area of record in Instrument No. 20050311-0027268; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20001026-0106272, 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 Grantor.

This is improved property known as **1724 Stone Hollow Court Hermitage, TN 37076.**

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 30th day of December, 2011.

Jarrod Whipker

Kelly Whipker

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 30th day of December, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.14

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2011.

NOTARY PUBLIC

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 4-20-2015