WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120003550 DEEDWARR
Recvd: 01/17/12 09:03 2 pgs
Fees:13.00 Taxes:487.48
20120117-0004240

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kirsten Holley	Primary Residential Mortgage, Inc.	Parcel ID:
103 Wilmington Street	4750 West Wiley Post Way, #200	04411020700 &
Old Hickory, TN 37138	Salt Lake City, UT 84116	04411007300

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

Larry Powell Builders, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kirsten Holley and husband, Jesse Morros
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 a part of Lot No. 171, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the southwest corner of Lot No. 171, Section A and running thence the following courses and distances: (1) North 10 deg. 40 minutes West 153.7 feet to an iron pin; thence (2) North 77 deg. 32 minutes East 15.0 feet to an iron pin; thence (3) in an easterly direction around a curve having a radius of 521.5 feet, 21.3 feet to an iron pin; thence (4) South 15 deg. 30 minutes East 90.3 feet to an iron pin; thence (5) North 74 deg. 30 minutes East 10.0 feet to an iron pin; thence (6) South 15 deg. 30 minutes East 62.5 feet to an iron pin; thence (7) South 73 deg. 57 minutes West 29.8 feet to a concrete monument; thence (8) in a westerly direction around a curve having a radius of 567.8 feet, 29.3 feet to an iron pin and the point of beginning.

BEING part of Lot No. 171, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northeast corner of Lot No. 171 and running thence the following courses and distances: South 15 degrees 30 minutes East 89.9 feet to an iron pin; thence South 74 degrees 30 minutes West 10.0 feet to an iron pin; thence North 15 degrees 30 minutes West 90.3 feet to an iron pin; thence in an easterly direction around a curve, having a radius of 521.5 feet, 10.0 feet to an iron pin and the point of beginning.

BEING the same property conveyed to Larry Powell Builders, Inc. by deed from Homesales, Inc., of record in Instrument 20110315-0020391, dated March 10, 2011, Register's Office for said County. See also previous deed to Homesales, Inc. from The Secretary of Veterans Affairs, of record in Instrument 20090803-0072353, dated July 14, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 68; and (3) Easement to Old Hickory Utillity District of record in Book 9638, Page 800, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 103 Wilmington 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 my hand this 13th day of January, 2012.

Larry Powell Builders, Inc.

BY: _____
Larry W. Powell
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry W. Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Larry Powell Builders, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Larry W. Powell as such President.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2012.

My Commission Expires: 11/1/12 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.