BILL GARRETT, Davidson County
Trans:T20120003774 DEEDWARR
Recvd: 01/17/12 13:26 2 pgs
Fees:13.00 Taxes:610.13
20120117-0004504

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2012.

Jennifer Crowell
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Silva	Primary Residential Mortgage, Inc	Map 173-11-A
(NAME)	(NAME)	
2004 Stanford Village Drive	4750 W. Wiley Post Way	Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TIMOTHY A. BOLGER AND WIFE, MOLLY S. BOLGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTE SILVA AND ANITA L. SILVA, HUSBAND AND WIFE,** 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. 2 on the Plan of Stanford Village, Section 1, of record in Plat Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy A. Bolger and Molly S. Bolger, husband and wife, by deed from Edward L. Sweeny and wife, Renee R. Sweeny, of record in Instrument No. 20070112-0005037, re-recorded in Instrument No. 20070126-0011187, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Instrument 20000204-0012060 and Instrument No. 20000204-0012061, said Register's Office; (c) restrictive covenants of record in Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, said Register's Office; (d) Bylaws of record in Instrument No. 20000217-0016311, said Register's Office; (e) easements of record in Book 2739, page 637, Book 2740, page 181, Book 4218, page 425 and Book 4229, page 43, said Register's Office; and (f) agreement of record in Book 11493, page 254, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2004 Stanford Village Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (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 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 11th day of January, 2012.

Timothy A Bolger

Timothy A. Bolger

Molly S. Bolger

Molly S. Bolger

STATE OF ARIZONA
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Bolger and Molly S. Bolger, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tucson, Arizona, this 11 day of January, 2012.

Commission expires: 03-10-2015

Notary Public

Derek Allsup
Notary Public
Pima County, Arizona
My Comm. Expires 03-10-15