WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120009703 DEEDWARR
Recvd: 02/08/12 13:21 5 pgs
Fees:28.00 Taxes:351.50
20120208-0011351

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2012

Notary Public

MY COMMISSION EXPIRES: 11-4-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ninamosha West	Primary Residential Mortgage, Inc.	06509001300
(NAME)	(NAME)	
4904 Big Horn Drive	4750 W. Wiley Post Way Ste. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(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, **Marilyn Mary Maxwell Sobotka aka Marilyn Sobotka and Kathleen Ann Maxwell Voight aka Kathleen A. Voight and Connie Sue Maxwell Scoggins and Margaret Eileen Maxwell Brush aka Margaret Brush and Rebecca Lynn Maxwell Kyznar aka Rebecca Kyznar and Harry Franklin Maxwell aka Harry Maxwell and Laura Jeanne Maxwell Gardner aka Laura J. Gardner and Nichole Maxwell aka Nikki Maxwell and Cory Maxwell,** hereinafter called the GRANTOR(S), have/has bargained and sold, and by these presents do transfer and convey unto **Ninamosha West, unmarried**, hereinafter called the GRANTEE(S), his/her/their/its heirs/successors and/or 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. 43, on the Plan of Section Two, Sherwood Forest, of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Colleen M. Maxwell, an unmarried woman by Deed from Richard E. Parks and wife, Lisa D. Parks, dated 05/19/2005 and filed for record on 05/23/2005 in Instrument 200505230058029, Register's Office for Davidson County, Tennessee.
The said Colleen M. Maxwell died testate on 06/30/2010 devising subject property to Marilyn Mary Maxwell Sobotka, Kathleen Ann Maxwell Voight, Connie Sue Maxwell Scoggins, Margaret Eileen Maxwell Brush, Rebecca Lynn Maxwell Kyznar, Harry Franklin Maxwell, Laura Jeanne Maxwell Gardner, Nichole Maxwell aka Nikki Maxwell and Cory Maxwell as evidenced by the Last Will and Testament of Colleen M. Maxwell filed in Will Book Document No 11P148, in the Probate Court Clerk's Office for Davidson County.

Subject property is not now nor has it ever been the principal residence of the Grantors.

All matters as set forth per Plat Book 4300, Page 125, said Register's Office.
This Conveyance is subject to restrictions in Book 4465, Page 184, Book 4546, Page 202 and Book 4482, Page 427, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved☐
This is improved☑ property, known as 4904 Big Horn Drive, Old Hickory, TN 37138
(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 GRANTEE(S), *his/her/their/its *heirs/successors and/or 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), *his/her/their/its *heirs/successors and/or 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 30th January, 2012.

Marilyn Sobotka by Connie S. Scoggins, her attorney in fact
Marilyn Sobotka by Connie S. Scoggins her attorney in fact

Kathleen A Voight by Connie S. Scoggins, her attorney in fact
Kathleen A. Voight by Connie S. Scoggins her attorney in fact

Connie Sue Maxwell Scoggins
Connie Sue Maxwell Scoggins

Margaret Brush by Connie S. Scoggins, her attorney in fact
Margaret Brush by Connie S. Scoggins her attorney in fact

Rebecca Kyznar by Connie S. Scoggins her attorney in fact
Rebecca Kyznar by Connie S. Scoggins her attorney in fact

Harry Maxwell by Connie S. Scoggins his attorney in fact
Harry Maxwell by Connie S. Scoggins his attorney in fact

Laura J. Gardner by Connie S. Scoggins her attorney in fact
Laura J. Gardner by Connie S. Scoggins her attorney in fact

Nichole Maxwell by Connie S. Scoggins her attorney in fact
Nichole Maxwell by Connie S. Scoggins her attorney in fact

Cory Maxwell by Connie S. Scoggins his attorney in fact
Cory Maxwell by Connie S. Scoggins his attorney in fact

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Marilyn Sobotka, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120208-0011343, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kathleen A. Voight, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20120208-0011344, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Sue Maxwell Scoggins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of January, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Margaret Brush, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20120208-0011345, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Rebecca Kyznar, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120208-0011346, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Harry Maxwell, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120208-0011347, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Laura J. Gardner, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120208-0011348, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Nichole Maxwell, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20120208-0011349, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 30th day of January, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Connie S. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Cory Maxwell, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20120208-0011350, Register's Office of County, Tennessee.

WITNESS my hand and seal this 30th Day of January 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122