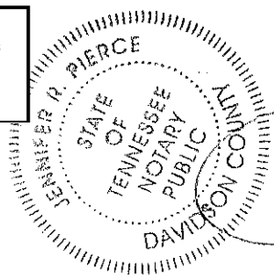
# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/12 15:10 2 pgs
Fees:13.00 Taxes:444.74
**20120301-0018206**




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,200.00.**

Affiant

Subscribed and sworn to before me this **24th** day of **February, 2012**.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| James R. Hansen Jr. | Primary Residential Mortgage, Inc. | 148-13-0-056.00 |
| 367 Melpar Drive | 4750 West Wiley Post Way, #200 | |
| Nashville, TN 37211 | Salt Lake City, UT 84116 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eileen L. Woodley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James R. Hansen Jr., a single man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 307 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.**

**Being the same property conveyed to Eileen L. Woodley, from Federal National Mortgage Association, by deed on September 16, 2011, of record in Instrument Number 20110923-0073992, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, pages 145 and 146, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2598, page 491, and Book 2702, page 49, Register's Office for Davidson County, Tennessee.
- Jim Young joins this conveyance to convey any and all interest he may have in said property, including but not limited to his marital interest.

This is improved property known as: **367 Melpar Drive, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 24, 2012.

**Eileen L. Woodley**

Jim Young

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eileen L. Woodley and Jim Young** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 24, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY