WARRANTY DEED

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-VRES-12-1007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Riley	Primary Residential Mtg. Inc (NAME)	
1007 Shadow Lane (ADDRESS)	4750 West Wiley Post Way #200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 (CITY) (STATE) (ZIP)	084-05-0-059.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MEREDITH W. GOULD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN RILEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 98 ON THE PLAN OF SECTION ONE, ROSE ESTATES OF RECORD IN PLAT BOOK 3600, PAGE 37, CORRECTED IN BOOK 3805, PAGE 360 AND BOOK 3862, PAGE 92 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MEREDITH W. GOULD BY DEED FROM NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY DBA FIRST AMERICAN ASSET CLOSING SERVICES OF RECORD IN INSTRUMENT NUMBER 20110810-0061574, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 27, 2011.

BEING THE SAME PROPERTY CONVEYED TO CITIMORTGAGE, INC. BY TRUSTEE'S DEED FROM J.P. SELLERS, AS CO-TRUSTEE FILED IN INSTRUMENT NUMBER 20110408-0027123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 4, 2011. SEE ALSO APPOINTMENT OF SUBSTITUTE TRUSTEE FILED IN INSTRUMENT NUMBER 20110302-001664, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARY ROSE VAUGHN BY WARRANTY DEED FILED IN BOOK 11419, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED APRIL 7, 1999.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3600, PAGE 37; BOOK 3805, PAGE 360; BOOK 3862, PAGE 92; BOOK 3676, PAGE 361; BOOK 3707, PAGE 356; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1007 Shadow Lane, Nashville, Tennessee 37206
(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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20120015970 DEEDWARR
Recvd: 03/05/12 11:11 2 pgs
Fees:13.00 Taxes:647.50
20120305-0019005

Witness my/our hand(s) this 24th day of February, 2012.

Meredith W. Gould

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith W. Gould, the within named bargainor, 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 the 24th day of February, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903