WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16855

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia M Shannon	Primary Residential Mortgage, Inc,	08204039300
(NAME)	(NAME)	
910 Petway Avenue	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, Protential Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia M Shannon, unmarried 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. 7 on the Map of A. W. Hooker's Addition to East Nashville, as of record in Book 57, page 131, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the Southerly side of Petway Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Protential , Inc, by deed of record in Instrument No. 20110715-0054236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 910 Petway Avenue, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20120018321 DEEDWARR
Recvd: 03/13/12 11:11 2 pgs
Fees:13.00 Taxes:525.40
20120313-0021588

Witness my hand this 2nd day of March, 2012.

Protential Inc.

By: C.F.O

Protential Inc.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared THOMAS J. LANIER, JR. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the C.F.O. of Protential, Inc. and that he/she as such C.F.O. executed the foregoing instrument for the purposes therein contained, by signing the name of Protential Inc. by himself/herself as C.F.O.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County