BILL GARRETT, Davidson County
Trans: T20120022206 DEEDWARR
Recvd: 03/27/12 13:21 2 pgs
Fees: 13.00 Taxes: 795.50
20120327-0026014

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $215,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2012.

Notary Public
My Commission expires: 3/18/14
(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:
Adam Sumrall	Primary Residential Mortgage, Inc	082-04-0-130.00
1011 North 6th Street	4750 W. Wiley Post Way	
Nashville, TN 37207	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, **Jerry Earwood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam Z. Sumrall and Shannon R. Sumrall, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 16 feet and 8 inches of Lot No. 143 and the southerly 16 feet 8 inches of Lot No, 144, in Sharpe & Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 143 and 144 front together 33-1/3 feet on the east side of North 6th Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Jerry Earwood, from Mark Edward Stout, by deed on September 16, 2011, of record in Instrument Number 20110927-0074668, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **1011-1 North 6th Street, Nashville, TN 37207**

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 March 22, 2012.

Jerry Earwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry Earwood** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY