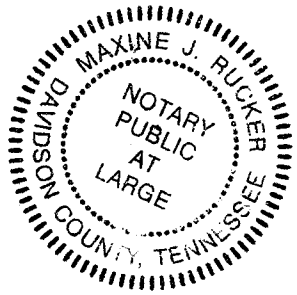
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: MAR 08 2016

(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
Amy Lea	Primary Residential Mtg	05207004400
(NAME)	(NAME)	
704 Center Street	4750 West Wily Post Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, Utah 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, we, **Judith B. Carver and Joy M. Reece Hinton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amy Lea, single person**, hereinafter called the GRANTEE(S), their heirs 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 all of Lot No. 8, on the plan of Madison Heights, Sect. II, Part II, of record in Plat Book 2133, Page 83, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William W. Reece and wife, Lula May Reece by Deed from Eckhardt Company Inc., dated 04/23/1954 and filed for record on 05/14/1954 in Book 2278, Page 265, Register's Office for Davidson County, Tennessee.

The said William W. Reece died on 4/26/2006, leaving Lula May Reece the sole surviving tenant by the entirety.

The said Lula M. Reece died testate on 11/29/2010 devising subject property to Judith B. Carver and Joy M. Reece Hinton as evidenced by the Last Will and Testament of Lula M. Reece filed in Document No 11P311, in the Probate Court Clerk's Office for Davidson County.

Judith B. Carver and Judith B. Reece Carver being one in the same person.

All matters as set forth per Plat Book 2133, Page 83, said Register's Office.

Davidson County	DEEDWARR
Recvd: 03/28/12 15:01	3 pgs
Fees:18.00 Taxes:407.00	
20120328-0026497	

Restrictions of record in Book 2241, Page 209, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6137, Page 850, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 704 Center Street, Madison, TN 37115
(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/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), their heirs 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 our hands this 21st day of March, 2012.

Judith B Carver
Judith B. Carver

Joy M. Reece Hinton
Joy M. Reece Hinton
By: Judith B. Carver as Her Attorney in Fact
by Judith B. Carver as her attorney in fact

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 Judith B. Carver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 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 21st day of March, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Judith B. Carver also known as Judith B. Reece Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Joy M. Reece Hinton, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120328-0026496 Register's Office of Davidson County, Tennessee.

Witness my hand and official this 21st day of March, 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

File No.: 01288-7057
SMG TN Warranty Deed

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE