RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

File No.: ALW-12-7277

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/24/14

(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Kathryn Nivens	Primary Residential Mortgage	114-08-C-149.00 CO
(NAME)	(NAME)	
7277 Charlotte Pike	4750 West Wiley Post Way, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Salt Lake City, UT 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, I/WE, **JASON R. BRUCE, A MARRIED MAN, JOINED BY HIS WIFE, AMYBETH RICE BRUCE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARY KATHRYN NIVENS, A SINGLE WOMAN**, 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 Unit No. 145 of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3 of record in Book 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowners' Association, Inc., of record as Instrument Number 20041221-0151636, in the Register's Office for Davidson County, Tennessee, and also as amended in Instrument Number 20060202-0013378, and as further set out on Plan of West Park Phase 3 of record as Exhibit A of Instrument Number 20060202-0013378, in the Register's Office for Davidson County, Tennessee, to which Master Deed and Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason R. Bruce, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 28, 2007, of record in Instrument Number 20070403-0039795, as corrected by Scrivener's Affidavit of record in Instrument Number 20070418-0046396, in the Register's Office for Davidson County, Tennessee.

Amybeth Rice Bruce joins in the execution of this instrument for the purpose of conveying any and all interest she may have in subject property by virtue of her marriage to Jason R. Bruce.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120024419 DEEDWARR
Recvd: 04/04/12 10:22 2 pgs
Fees:13.00 Taxes:699.30
20120404-0028572

unimproved ☐
This is improved ☒ property, known as 7277 Charlotte Pike, Nashville, TN 37209

(House Number) (Street) (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 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.

Witness our hand(s) this 28th day of March, 2012.

Jason R. Bruce

Amybeth Rice Bruce

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason R. Bruce and Amybeth Rice Bruce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2012.

Notary Public
My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171