WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031493 DEEDWARR
Recvd: 04/30/12 15:08 2 pgs
Fees:13.00 Taxes:218.30
20120430-0036880

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth A. Harper	Primary Residential Mortgage Inc.	
(NAME)	(NAME)	
238 Cathy Jo Drive	4750 West Wiley Post Way #200	133-8-48.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **JOHN S. ANDERSEN, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETH A. HARPER AND BENJAMIN S. HARPER, WIFE** AND **HUSBAND** 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 and being Lot No. 104 on the Plan of Valley View Meadows Subdivision, Section 3, as of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John S. Andersen, a married by deed from Stephen Douglas Adams, married and Patricia Ground Adams, unmarried , of record in Book 9939, page 992, Register's Office for Davidson County, Tennessee.

Karen Andersen, wife of John S. Andersen, joins in the execution of this instrument for the purpose of relinquishing all of her martial rights in and to subject property.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 3700, page 93, said Register's Office; and (c) restrictive covenants of record in Book 3673, page 439, Book 3770, page 214, Book 4065, page 227 and in Book 4082, page 106 , said Register's Office.

This is improved x property, known as 238 Cathy Jo Drive, Nashville, TN 37211 (unimproved)

(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.

Witness my hand this 20th day of April, 2012.

John S. Andersen

Karen Andersen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Andersen and wife, Karen Andersen , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2012.

Commission expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public