WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041208 DEEDWARR
Recvd: 06/05/12 10:14 2 pgs
Fees:13.00 Taxes:345.95
20120605-0048819

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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
Patrick M. Walker-Reese	Primary Residential Mortgage, Inc.	08110016200
(NAME)	(NAME)	
2502 Osage Street	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	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 W. Golden and wife, Madeline Marie Golden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick M. Walker-Reese, a single man, 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:

Lot 96, Cobb's Subdivision of Lot Number 6, of the Harding Bosley Tract, as shown on Plat of record in Plat Book 161, page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Golden, by deed of record in Instrument No. 201102040010150, Register's Office for Davidson County, Tennessee.

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

Madeline Marie Golden joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of John W. Golden by Madeline Marie Golden as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120605-0048818, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2502 Osage Street, Nashville, TN 37208

(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 1st day of June, 2012.

Madeline Marie Golden

Madeline Marie Golden

John W. Golden
by Madeline Marie Golden
as Attorney-in-Fact

John W. Golden by Madeline Marie Golden, her attorney in fact

STATE OF TENNESSEE

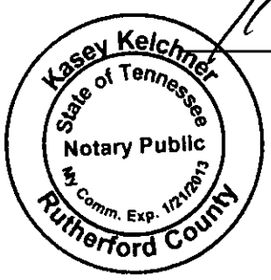
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madeline Marie Golden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for thepurpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires:

Notary Public



AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of May, 2012, before me personally appeared Madeline Marie Golden, the person who executed the foregoing instrument on behalf of John W. Golden and who acknowledged that she executed the same as the fee act and deed of the said John W. Golden, through Power of Attorney grantedher by the said John W. Golden.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires:

Notary Public

