WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC ANN CALLAGHAN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Gray	Primary Residential Mortgage, Inc.	161-11-0A-081.00-CO
(NAME)	(NAME)	
419 Huntington Ridge Drive	4150 West Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City Utah	
(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, I, Jane C. Harrison, married, f/k/a Jane C. Cates, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Gray and Rhonda K. Gray, husband and wife, 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, being Lot(s) 81, as shown on the map entitled the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9 and amended in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JANE C. CATES, by deed from ROBERT E. BOOKER AND WIFE, HENRIETTA S. BOOKER, of record as Instrument No. 20010914-0100120, dated August 30, 2001, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the map entitled the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, said Register's Office; and any and all restrictions and easements of record.

Ben Harrison, spouse of Jane C. Harrison, f/k/a Jane C. Cates, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 419 Huntington Ridge Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20120042805 DEEDWARR
Recvd: 06/11/12 10:59 2 pgs
Fees:13.00 Taxes:532.43
20120611-0050749

Witness our hands this _____day of May, 2012.

Jane C. Harrison, f/k/a Jane C. Cates

Ben Harrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane C. Harrison, f/k/a Jane C. Cates, the within named bargainor, 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 the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of May, 2012.

Notary Public

My Commission Expires: March 3, 2015

SHERYL BAUMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, this 31st day of May, 2012

Notary Public

My Commission Expires: March 3, 2015

SHERYL BAUMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON