WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/12 15:26 2 pgs
Fees:13.00 Taxes:406.63
20120702-0058105

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$109,900.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of July, 2012.

CD

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kashundra Cloyd	Primary Residential Mortgage, Inc.	165-14-0-023.00
4709 Chutney Drive	4750 West Wiley Post Way, #200	
Antioch, TN 37013	Salt Lake City, UT 84116	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lee Ann Whitworth, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kashundra Cloyd,a married woman, as her sole and seperate property,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 295 on the plan of Peppertree Forrest, Section 11, Rev., of record in Book 8250, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Ann Whitworth by deed from U.S. Bank, National Association, as Trustee, on June 30, 2011, of record in Instrument Number 20110720-0055606, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 8250, page 118, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7982, page 736, amended in Book 8367, page 501; Book 8757, page 607; Book 9004, page 514; Book 9036, page 719; Book 9157, page 711; Book 9287, page 698; Book 9455, page 801; and book 9664, page 162, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 6900, page 943, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4709 Chutney Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 2, 2012.

Lee Ann Whitworth
Lee Ann Whitworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lee Ann Whitworth** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 2, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY