WARRANTY DEED

TRACEY TRUMBLE HOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/25/12 08:37 3 pgs
Fees:18.00 Taxes:370.00
20120725-0065172

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron T. Hailey Sr.	Primary Residential Mortgage, Inc.	03209000700
(NAME)	(NAME)	
104 Crystal Court	4750 West Wiley Post Way Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, we, **Donald Prosser and Viola Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Aaron T. Hailey, Sr. and Floretha R. Hailey, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 130, on the plan of Timbertrail, Section 2, of record in Plat Book 5200, Page 333, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michelle Harris and Kevin Harris by Deed from Timothy Allen Shockley and wife, Maria P. Shockley, dated 03/15/2005 and filed for record on 06/16/2005 in Instrument 200506160069169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Prosser and Viola Prosser by Deed from Wilson & Associates PLLC, Successor Trustee, dated 02/23/2012 and filed for record on 02/27/2012 in Instrument 201202270016732, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 333, said Register's Office.

Restrictions of record in Book 5740, Page 74, said Register's Office.

Restrictions of record in Book 5915, Page 111, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Crystal Court, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or 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/or 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 hands this 19th day of July, 2012.

Donald Prosser

Viola Prosser

Donald Prosser

Viola Prosser

State of Tennessee
County of Wilson

Personally appeared before me Donald Prosser and Viola Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2012.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, 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.

Attorney or Custodian

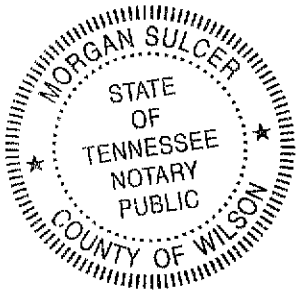
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013