WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059114 DEEDWARR
Recvd: 08/09/12 09:59 2 pgs
Fees:13.00 Taxes:554.63
20120809-0071044

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 $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2012

Notary Public:

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason G. Willaford	Primary Residential Mortgage	Parcel ID:
3933 Hillshire Dr.	4750 West Wiley Post Way, #200	15003028700
Antioch, TN 37013	Salt Lake City, UT 84116	

FOR AND IN 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

Lucille S. Wright, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jason G. Willaford and wife, Adrienne M. Willaford
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 No. 598, Kensington of Priest Lake, Section 2, of record in Book 6250, Page 593, Register's Office for said County.

Said Lot No. 598 fronts 56 feet on the southerly margin of Hillshire Drive and extends back 115 feet on the westerly line and 120 feet on the easterly line to a broken line in the rear measuring 186.69 feet thereon.

BEING the same property conveyed to Joe A. Wright and Lucille S. Wright by deed from Philhall Corporation, of record in Book 6990, Page 715, dated September 12, 1986, Register's Office for said County. The said Joe A. Wright is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 6632, Page 820, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 593, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3933 Hillshire Dr., Antioch, TN 37013

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 8th day of August, 2012.

Lucille S. Wright
Lucille S. Wright

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 Lucille S. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2012.

My Commission Expires: 9/7/12

Notary Public

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