WARRANTY DEED

G-CCR-12-447

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,999.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanette W. Buchanan	Primary Residential Mortgage, Inc.	
447 Monticello Street (ADDRESS)	4750 West Wiley Post Way, Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	71-1-A-30.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A BETTER HOUSE, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEANETTE W. BUCHANAN AND HUSBAND, DAVIE BUCHANAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, THE WOODS AT MONTICELLO, PHASE I, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20091216-0114519, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO A BETTER HOUSE, INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT & HOUSING AGENCY, RECORDED ON THE 21ST DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120321-0024066, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY BY WARRANTY DEED FROM ROBERT SAMUEL KNOX, DATED FEBRUARY 27, 2004, FILED FOR RECORD ON MARCH 8, 2004 IN INSTRUMENT NO. 20040308-0026402, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT RECORDED IN INSTRUMENT NO. 20091216-0114519; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20090528-0049122; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20090529-0049581; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 6407, PAGE 360; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 10219, PAGE 509 AND BOOK 10224, PAGE 148; EASEMENT FOR DRAINAGE OF RECORD IN BOOK 10183, PAGE 217; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20090505-0040906; EASEMENT OF RECORD IN BOOK 4297, PAGE 397; AND EASEMENT AND RIGHT OF WAY OF RECORD IN INSTRUMENT NO. 20040308-0026393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 447 Monticello Street, Nashville, Tennessee 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 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 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:T20120062977 DEEDWARR
Recvd: 08/23/12 08:18 2 pgs
Fees:13.00 Taxes:462.50
20120823-0075706

Witness my/our hand(s) this 17th day of August, 2012.

A Better House, Inc., a Tennessee corporation

By: _____
Tim J. Hawbaker, President

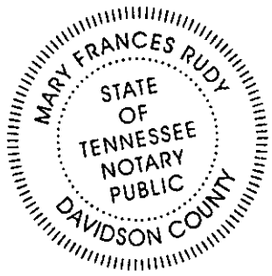
STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2012, before me personally appeared Tim J. Hawbaker, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of A Better House, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2012.

_____
Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903