BILL GARRETT, Davidson County
Trans:T20120063114 DEEDWARR
Recvd: 08/23/12 11:03 2 pgs
Fees:13.00 Taxes:264.55

20120823-0075870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 71,500.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2012.

Notary Public

My commission expires:

DAVID R. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANTHONY J. DURAN LAURA DURAN	Primary Residential Mortgage,	11906025500
2700 HARTFORD DRIVE	4750 W. Wiley Posy Way, Ste. 200	
NASHVILLE, TN 37210	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 ACKNOWLEDGE, WE.

JORDAN TAYLOR, A MARRIED MAN, AND EVELYN SWAZE, HIS WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY DURAN AND LAURA DURAN

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. 24, on the Plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JORDAN TAYLOR BY WARRANTY DEED FROM JOYCE E NEAL DATED 12/29/05 AND RECORDED ON 01/13/06 IN INSTRUMENT NO. 20060113-0005096, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book _____, Page _____, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2700 HARTFORD DRIVE, NASHVILLE, TN 37210.

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

JORDAN TAYLOR

EVELYN SWAZE

STATE OF Wisconsin
COUNTY OF Dodge

Personally appeared before me, a Notary Public of said County and State, JORDAN TAYLOR*, the within named Grantors, 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.

*and EVELYN SWAZE

Witness my hand, at office, this 17th day of August, 2012.

Notary Public

My Commission Expires: 4/3/2016

