This Instrument Was Prepared By:
Andrea P. Perry
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Davidson County DEEDWARR
Recvd: 09/12/12 13:25 4 pgs
Fees:23.00 Taxes:702.63
20120912-0082789

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
Wanda L. Howell **1244 Blairfield Drive** **Antioch, TN 37013**	PRIMARY RESIDENTIAL MORTGAGE, INC. 4750 WEST WILEY POST WAY SALT LAKE CITY, UT 84116	**174-11-O-A-092.CO**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vincent J. Racanelli** and wife, **Deirdre K. Racanelli** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Wanda L. Howell,** a married woman (the "Grantee"), her heirs and assigns, a certain tract or parcel of land situated within Davidson County, Tennessee, and being more particularly described as follows to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Vincent J. and Deirdre K. Racanelli, by deed of record in Instrument No. 20030828-0125300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012 have been prorated and payment thereof is expressly assumed by the herein Grantee, Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument No. 20000905-0087103, as amended in Instrument No. 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, and 20100526-0040558; Plan of record in Instrument No. 20020712-0084136, as corrected in Instrument No. 20030210-0018021; Transmission Line Easement of record in Book 4428, page 545, Utility Easement of record in Book 5078, page 476; Agreement for Dedication of Easement for Private Utilities of record in Instrument No. 20020219-0020923; Easement to United Telephone Company of record in Instrument No. 20020123-0009340; Stormwater Detention Agreement of record in Instrument Nos.

20050825-0101604; and Right of Way Easement of record in Instrument No. 20060607-0067535, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1244 Blairfield Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of its right, title and interest in and to Property, and do hereby covenant to and with Grantee, its successors and assigns, to defend the title to the Property herein conveyed against all persons lawfully claiming the same subject to all matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 7th day of September, 2012.

GRANTOR:

Vincent J. Racanelli

Deirdre K. Racanelli

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vincent J. Racanelli and Deirdre K. Racanelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the within-named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2012.

NOTARY PUBLIC

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $189,900.00.

Affiant

Subscribed and sworn to before me,
this 7th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 01/09/2016

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Jennifer C. Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)