BILL GARRETT, Davidson County
Trans:T20120069172 DEEDWARR
Recvd: 09/14/12 09:10 2 pgs
Fees:13.00 Taxes:462.50
20120914-0083420

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 7th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BR12-0242

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie E. Warden	Primary Residential Mtg. Inc. (NAME)	
242 Collier Avenue (ADDRESS)	#200 4750 W. Wiley Post Way (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	84116 Salt Lake City, UT (CITY) (STATE) (ZIP)	119-10-211.00

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 JAMES D. MIZELL AND WIFE, JAMIE MIZELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE E. WARDEN, UNMARRIED, 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, State of Tennessee, described as follows to-wit:

Being the West 60 feet of the South 125 feet of Lot No. 15 and the East 30 feet of the South 125 feet of Lot No. 14, Block "F", on the Map of Woodbine Courts, Part No. 2, and described as follows:

Beginning at a point in the northerly margin of Collier Avenue, 15 feet West of the corner of Lot Nos. 15 and 16; thence northerly parallel with the line between said lots, 125 feet to a point; thence westerly 90 feet to a point which is 30 feet west of the line between Lot Nos. 14 and 15; thence southerly parallel to said line between said lots, 125 feet to the North margin of Collier Avenue; thence with the margin of the same, easterly 90 feet to the point of beginning.

Being the same property conveyed to James D. Mizell, unmarried by Deed from W. M. Joseph Czarneski, IV and wife, Jennifer Ward Czarneski of record in Instrument No. 20051103-0133286, Register's Office for Davidson County, Tennessee, dated October 21, 2005.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 416, page 682, Register's Office for Davidson County, Tennessee.

Jamie Mizell, wife of James D. Mizell, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 242 Collier Avenue, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 7th day of September, 2012.

James D. Mizell

Jamie Mizell

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of September, 2012, before me personally appeared James D. Mizell and wife, Jamie Mizell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

~~RETURN TO:~~
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122