# WARRANTY DEED

R-VRES-12-22

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,200.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

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, SUBDIVISION |
|---|---|---|
| Eugene K. Jenkins, Jr. | Primary Residential Mortgage, Inc. | |
| 22 Fawn Creek Pass | (NAME) 4750 West Wiley Post Way, #200 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Salt Lake City, UT 84116 | 122-01-0-A-236.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 FAYE PORTER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENE K. JENKINS, JR., A SINGLE MAN, 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:

BEING UNIT NO. 11 OF , WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE III, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20001011-0101044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FAYE PORTER, AN UNMARRIED WOMAN BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20020403-0040423, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 29, 2002.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20000713-0069314; INSTRUMENT NUMBER 20001011-0101044, AMENDED IN 20010510-0048792, INST # 20020725-0089575 AND INST # 20020904-0107261; INSTRUMENT NUMBER 20040615-0070768, AMENDED IN INST # 20080521-0052236 AND INST #20120518-0043315; INSTRUMENT NUMBER 20001013-0102000 AND INST # 20020222-0022863; INSTRUMENT NUMBER 20001205-0119722 AND INST # 20020214-0019795; INSTRUMENT NUMBER 20000612-0058346; INSTRUMENT NUMBER 20000419-0039023; BOOK 9332, PAGE 982; INSTRUMENT NUMBER 20000607-0056981; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved ( X ) property, known as 22 Fawn Creek Pass, Nashville, Tennessee 37214
(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: T20120069441 DEEDWARR
Recvd: 09/14/12 15:16 2 pgs
Fees: 13.00 Taxes: 492.84
20120914-0083786

Witness my/our hand(s) this 12th day of September, 2012.

Faye Porter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Faye Porter, the within named bargainor, 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, this the 12th day of September, 2012.

Notary Public

My Commission Expires:

(SEAL)




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