WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077467 DEEDWARR
Recvd: 10/11/12 14:09 2 pgs
Fees:13.00 Taxes:444.00
20121011-0093369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa M. Heap and Ryan C. Cook	Primary Residential Mortgage Inc.	05203008700
(NAME)	(NAME)	
921 Hospital Drive	4750 West Wiley Post Way Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 64116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Southern Home Rescue, a Tennessee General Partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa M. Heap and Ryan C. Cook, Joint Tenants with Right of Survivorship , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the tract marked "R. C. Kinsey", or part of Lot "B" on the Map showing a Subdivision of Home Acres, as of record in Book 974, Page 39, Register's Office for said County, and described as follows:

Beginning at a point 525 feet east of the northwest corner of a 45 acre tract of land conveyed to the Layman Foundation by deed from Neely's Bend Health Place, as of record in Book 772, Page 546, said Register's Office; thence easterly along the north line of said 45-acre tract 100 feet to a point; thence at right angles southerly 200 (175 Feet per Davidson County Tax Assessor records) feet to a point in the center line of a 50-foot road, sometimes called Sanitorium Road; thence at right angles westerly 100 feet; thence at right angles northerly 200 (175 feet per Davidson County Tax Assessor records) feet to the beginning.

Being the same property conveyed by Warranty Deed dated February 28, 2008 to Southern Home Rescue, a Tennessee General Partnership, from Catherine Bowers and Richard Bowers, of record in Instrument No. 20080229-0020280, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF PART OF LOT B ON THE MAP ON THE SUBDIVISION OF HOME ACRES OF RECORD IN PLAT BOOK 974, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO RIGHT-OF-WAY OF SANITORIUM ROAD; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., THAT MAY BE OF PUBLIC RECORD.

unimproved ☐

This is improved ☑ property, known as 921 Hospital Dr., Madison, TN 37115
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 9th day of October, 2012.

SH

SOUTHERN HOME RESCUE, A TENNESSEE GENERAL PARTNERSHIP

ULTIMATE PROPERTIES, LLC, PARTNER OF SOUTHERN HOME RESCUE, GENERAL PARTNERSHIP

By: /s/ Greg K. Self
Greg K. Self, Administrative Member of Ultimate Properties, LLC

MOTHERSHIP VENTURES, LLC, PARTNER OF SOUTHERN HOME RESCUE, GENERAL PARTNERSHIP

By: /s/ John L. Hickman
John L. Hickman, Administrative Member of Mothership Ventures, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Greg K. Self, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Administrative Member of Ultimate Properties, LLC, a Limited Liability Company, being a General Partner of Southern Homes Rescue, the within named bargainor, a Tennessee General Partnership, and that he as Administrative Member of Ultimate Properties, LLC, as such Partner of Southern Homes Rescue, being authorized so to do, has executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself in his capacity as Administrative Member of Ultimate Properties, LLC, a General Partner of Southern Homes Rescue.

Witness my hand and official seal at Madison, Tennessee, this the 9 th day of October , 2012

My commission expires:
03/03/2014

/s/ Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John L. Hickman, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Administrative Member of Mothership Ventures, LLC, a Limited Liability Company, being a General Partner of Southern Homes Rescue, the within named bargainor, a Tennessee General Partnership, and that he as Administrative Member of Mothership Ventures, LLC, as such Partner of Southern Homes Rescue, being authorized so to do, has executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself in his capacity as Administrative Member of Mothership Ventures, LLC, a General Partner of Southern Homes Rescue.

Witness my hand and official seal at Madison, Tennessee, this the 9 th day of October , 2012.

My commission expires:
03/03/2014

/s/ Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY