BILL GARRETT, Davidson County
Trans:T20120084152 DEEDWARR
Recvd: 11/05/12 09:45 2 pgs
Fees:13.00 Taxes:414.77

20121105-0101473

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,100.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of October, 2012.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20120152

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Russell Fritz	Primary Residential Mortgage, Inc.	071-11-0-270.00
1410 Lischey Avenue	4750 West Wiley Post Way, Suite 200	
Nashville, TN 37207	Salt Lake City, UT 84116	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John P. Hood and Kelly A. Tipler**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Russell Fritz, a single man, and Edmond Fritz and wife, Christina Fritz**, 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:

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

BEING Lots 56 and 57 on the Plat of Highland Land Company's Subdivision as of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John P. Hood and kelly A. Tipler from Wachovia Bank of Delaware, NA by Special Warranty Deed dated June 2, 2009 and recorded June 15, 2009 in Instrument #20090615-0055258, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1410 Lischey Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 31st day of October, 2012

John P. Hood

Kelly A. Tipler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named John P. Hood and Kelly A. Tipler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tenenssee, this 31st day of October, 2012.

Notary Public
My Commission Expires: 6-28-15

