WARRANTY DEED

File #12082983

BILL GARRETT, Davidson County
Trans: T20120084308 DEEDWARR
Recvd: 11/05/12 12:13 2 pgs
Fees: 13.00 Taxes: 666.00

20121105-0101697

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Carol A. Clawson
Affiant

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay R. Goslee and Molly-Bea Samford Goslee	Primary Residential Mortgage, Inc.	98-5-A-86 CO
(NAME)	(NAME)	
6221 Hampton Hall Way	4750 W. Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Darryl M. Heller and Amanda K. Heller, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay R. Goslee and Molly-Bea Samford Goslee, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 134, on the plan of Section Three Hampton Hall, as the same appears of record in Plat Book 9700, Page 898, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Darryl M. Heller and Amanda K. Heller, Husband and Wife, by deed from Ryan S. Younggren and Tracey L. Younggren, dated 07/17/09, of record in Instrument No. 20090519-0045754, said Register's Office.

This conveyance is subject to; Any and all matters as set forth in the plat of record in Plat Book 9700, Page 898, said Register's Office.; Stormwater Detention Agreements as of record in Book 10584, Page 114 and in Book 11367, Page 156, said Register's Office.; QC Deed for Open Space and common area as of record in Book 11577, Page 620 and further amended in Book 10956, Page 520; Book 11372, Page 852 and in Book 11595, Page 390, said Register's Office.; Declaration of Covenants, Restrictions and Conditions as of record in Book 10278, Page 257 and in Book 10301, Page 184 and in Book 10444, Page 450 and in Book 10640, page 947, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6221 Hampton Hall Way, Hermitage,TN,37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of September, 2012.

Darryl M. Heller; By Amanda K. Heller ~~by~~ attorney in fact

His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 18th day of September, 2012, before me personally appeared Amanda K. Heller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the she is the attorney-in-fact of Darryl M. Heller and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book ★, Page_____, Register's Office for ~~Rutherford~~ DAVIDSON County, Tennessee.

★# 20121105-0101696

Witness my hand and official seal at this 18th day of September, 2012.

Commission expires:

8/16/14

Notary Public

Amanda K. Heller

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Amanda K. Heller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of September, 2012.

Commission expires:

8/16/14

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130