WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089044 DEEDWARR
Recvd: 11/21/12 09:01 2 pgs
Fees:13.00 Taxes:814.00

20121121-0107299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2012

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian M. Romaine and Amber L Romaine	Primary Residential Mortgage, Inc.	126150A32500CO
(NAME) 1209 Beautiful Valley Court	(NAME) 4750 W Wiley Post Way, Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Salt Lake City, UT, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **David S. Chisolm and Rachel K. Chisolm, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ian M. Romaine and Amber L Romaine, 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:

Land in Davidson County, Tennessee being Lot 38, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument #20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Chisolm and Rachel K. Chisolm, husband and wife, by deed from NVR, Inc., a Virginia Corp. T/A Fox Ridge Homes dated December 15, 2004 of record in Instrument No. 20041220-0151053 and re-recorded in Instrument No. 20050103-0000773, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1209 Beautiful Valley Court, Nashville, TN 37221

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, has 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 **16th** day of **November, 2012**

David S. Chisolm

Rachel K. Chisolm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David S. Chisolm and Rachel K. Chisolm**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **November, 2012**

Notary Public

My commission expires: 12-10-12

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY