WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089044 DEEDWARR
Recvd: 11/21/12 09:05 2 pgs
Fees:13.00 Taxes:258.63

20121121-0107303

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-10-15

(AFFIX SEAL)

LAURIE HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jan M. Mosteller	Primary Residential Mortgage, Inc.	14807001900
(NAME)	(NAME)	
147 Luna Drive	4750 W Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cathy Lorraine Lamb and Donna Faye Teasley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jan M. Mosteller, Unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 623, Section Six, CHEROKEE HILLS, as of record in Plat Book 3842, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alma L. Collins, as her sole and separate estate, free from the claims of any present or future husband she may have by QuitClaim Deed from Frank Collins, Jr., unmarried, dated 02/13/1991 and filed for record on 02/19/1991 in Book 8294, Page 880, Register's Office for Davidson County, Tennessee. **The said Alma L. Collins having since passed away on July 31, 2004 leaving Cathy Lorraine Lamb and Donna Faye Teasley as her Heirs at Law pursuant to the Affidavit of Heirship of record in Instrument Number 20121121010730 2, Register's Office for Davidson County, Tennessee. Frank Collins, Jr. having a life estate reserved per QuitClaim Deed of record in Book 8294, Page 880, Register's Office for Davidson County, Tennessee. The said Frank Collins, Jr. having since passed away on May 13, 2012.**

Being the same property conveyed to Frank Collins, Jr. by QuitClaim Deed from Alma L. Collins, dated 02/15/1989 and filed for record on 02/16/1989 in Book 7773, Page 861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Collins, Jr. and wife, Alma A. Collins by Deed from Thomas Wilson Smith and wife, Helen Y. Smith, dated 09/11/1968 and filed for record on 09/11/1968 in Book 4267, Page 723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 3929, page 236, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 147 Luna Drive, Nashville, TN 37211
(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/or 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/or 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 9th day of November, 2012.

Cathy Lorraine Lamb

Donna Faye Teasley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cathy Lorraine Lamb and Donna Faye Teasley**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of November, 2012.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167