98,789.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,989.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline S. Jones	Primary Residential Mortgage, Inc.	033040a05400co
(NAME)	(NAME)	
54 Rolling Meadows Drive	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, WE, Clara Annette Seward, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaqueline S. Jones, unmarried 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 Unit No. 54 as shown on Plat of Rolling Meadows, Phase I, Section III, of record in Book 6250, page 965, 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 Clara Annette Seward, unmarried, by deed of record in Book 9845, Page 210, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Rolling Meadows of record in Book 6250, page 965, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6593, page 194, Book 6980, Page 188, Register's Office for Davidson County, Tennessee. Easements of record in Book 3248, Page 58, Book 5818, page 658, Instrument No. 20021025-0130769, and Instrument No. 20040203-0012922, Register's Office for Davidson County, Tennessee. Charter Rolling Meadows Townhome Association of record in Book 6595, page 734 and 8052, page 513, Register's Office for Davidson County, Tennessee. Deed to Rolling Meadows Townhome Association of record in Book 6980, page 185, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 54 Rolling Meadows Drive, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120093512 DEEDWARR
Recvd: 12/06/12 14:55 2 pgs
Fees:13.00 Taxes:366.26

20121206-0112670

Witness my hand this 4th day of December, 2012.

Clara Annette Seward

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Annette Seward, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of December, 2012.

Commission expires:

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public