BILL GARRETT, Davidson County
Trans:T20130002420 DEEDWARRSP
Recvd: 01/09/13 14:08 5 pgs
Fees:27.00 Taxes:0.00

20130109-0002952

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Walter M. Primm and wife, Ann H. Primm 8837 Flintlock Road Knoxville, TN 37931	**131-160-055.00**	**Walter M. Primm 8837 Flintlock Road Knoxville, TN 37931**
8837 Flintlock RoadThis instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

78068083 rec 11r

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

SPECIAL WARRANTY DEED

WHEREAS, Elsie Modene Dixon Primm, a/k/a Modene D. Primm, (the "Decedent") was the owner of certain property located in Davidson County, Tennessee as set out in Book 3098, page 615, Register's Office for Davidson County, Tennessee (husband, Kirby O. Primm having predeceased the said Decedent), and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on December 5, 2009, and her will, dated January 28, 2006 (the "Will") is filed of record in Probate No. 12P-765, Seventh Circuit Court of Davidson County, Tennessee Probate Division; and

WHEREAS, pursuant to the terms of the Will, all right title and interest in the Property was devised to Decedent's three children Kirby Oden Primm, Jr., Elsie Anne Primm and Walter McNairy Primm, in equal shares.

STATE OF TENNESSEE
COUNTY OF Davidson

$10.00 @

The actual consideration or value, whichever is greater, for this transfer is $ ~~318,750.00~~

Walter M Primm
Affiant

Subscribed and sworn to before me this 28th day of September, 2012.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

204638-301001

7:2958404.2

pap KORK

Cpp NMP

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kirby Oden Primm, Jr., Elsie Anne Primm and Walter McNairy Primm** (collectively the "Grantors") have bargained and sold, and by these presents transfers and convey to **Walter M. Primm and wife, Ann H. Primm** (collectively the "Grantees"), Grantees' heirs and assigns, all of Grantors' interest in the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all limitations, restrictions, and encumbrances of record as may affect the Property, including property tax assumed by the Grantee

This is improved property, known as **1017 Grassland Lane, Nashville, Davidson County, Tennessee 37220.**

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

Amy P. Primm, wife of Kirby Oden Primm, Jr., joins in the execution of this deed for the express purpose of conveying to Grantees any and all rights, title or interest she may have in the property by virtue of marriage or otherwise. At the time of execution of this deed, Elsie Anne Primm is an unmarried person.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of September, 2012.

Kirby Oden Primm, Jr.

Amy P. Primm
Spouse of Kirby Oden Primm, Jr.

Elsie Anne Primm

Walter McNairy Primm

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cheryl M Rodgers, the undersigned, a Notary Public in and for said County and State, the within named **Walter McNairy Primm,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of September, 2012.

NOTARY PUBLIC

My Commission Expires:

1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

204638-301001

7/2958404.2

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cheryl M Rodgers, the undersigned, a Notary Public in and for said County and State, the within named **Kirby Oden Primm, Jr. and wife, Amy P. Primm,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of September, 2012.

Cheryl M Rodgers
NOTARY PUBLIC

My Commission Expires:

1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cheryl M Rodgers, the undersigned, a Notary Public in and for said County and State, the within named **Elsie Anne Primm,** the bargainor, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of September, 2012.

Cheryl M Rodgers
NOTARY PUBLIC

My Commission Expires:

1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

204638-301001

7/2958404.2

eap

EXHIBIT A

(Legal Description)

Land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, being Lot No. 18 on the Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 18 fronts 200 feet on the southerly side of Grassland Lane and runs back 256.5 feet on the westerly line and 275.6 feet on the easterly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Kirby O. Primm and wife, Modene D. Primm by warranty deed of record in Book 3098, page 615, Register's Office for Davidson County, Tennessee, the said Elsie Modene Dixon Primm (a/k/a Modene D. Primm) having died on December 5, 2009, and her husband, Kirby O. Primm having predeceased her. By Will of Elsie Modene Dixon Primm, dated January 28, 2006 filed of record in Probate No. 12P-765, Seventh Circuit Court of Davidson County, Tennessee Probate Division, title to the property was vested into Kirby Oden Primm, Jr., Elsie Anne Primm and Walter McNairy Primm, in equal shares.

·U03091781·

7410 10/9/2012 78068083/1

204638-301001

7/2958404.2