WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130005682 DEEDWARR
Recvd: 01/22/13 10:18 2 pgs
Fees:13.00 Taxes:395.90

20130122-0006744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAHIRA J. PYRTLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 25, 2013

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
Amanda Greene	Primary Residential Mortgage, Inc.	150-08-130
(NAME)	(NAME)	
3617 Huntingsboro Trail	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Terry E. DeSelms, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda Greene, an unmarried woman, 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:

A certain tract of land in Davidson County, Tennessee, more particularly described as Lot No. 452 on the Plan of Somerset, Phase One, of record in Plat Book 6900, page 426 & 427, revised in Book, 6900, pages 690 & 691, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry E. DeSelms, by deed of record in Instrument Number 20111102-0085216 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Somerset of record in Plat Book 6900, page 426 & 427, revised in Book, 6900, pages 690 & 691, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20090513-0044145, Register's Office for Davidson County, Tennessee. Covenants, Conditions and Restrictions in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 10404, page 641, Book 9696, page 654 and Instrument No. 20060405-0039165; Terms and provisions of by-laws of Somerset Homeowners Association, Inc. in Book 7619, page 679, amended in Book 9509, page 363; Charter of Somerset Homeowners Association, Inc. in Book 7661, page 37; Conveyance of open space to Somerset Homeowners Association, Inc. in Book 7768, page 455; all in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3617 Huntingsboro Trail, Antioch, TN 37013

(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 my hand this 18th day of January, 2013.

Terry E. DeSelms

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 18th day of January, 2013.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public