WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130006716 DEEDWARR
Recvd: 01/24/13 11:56 2 pgs
Fees: 13.00 Taxes: 425.50
20130124-0007863

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of January, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly D. Hatmaker	Primary Residential Mortgage, Inc.	065-09-0
(NAME)	(NAME)	
4856 Shasta Drive	4750 W Wiley Post Way, Suite 200	110.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, I/WE, **Laura M. Brock, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly D. Hatmaker, ~~an unmarried~~ married person**, 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 No. 368 on the Plan of Section Four, Sherwood Forest, as of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to Timothy E. Brock and wife, Laura M. Brock by deed from Scott R. Miller and wife, Marcy C. Miller of record in Book 11071, page 653, said Register's Office. Further by Quit Claim Deed from Timothy E. Brock to Laura M. Brock by deed of record at Instrument 20020213-0018950, said Register's Office.

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.

Laura M. Brock, also known as Laura Marie Otto Brock, warrants, covenants and certifies that that subject property is not her homestead as defined by Statute.

unimproved ☐
This is improved ☒ property, known as 4856 Shasta Drive, Old Hickory, TN 37138

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 **18th** day of **January, 2013**

Laura M. Brock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Laura M. Brock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **January, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 1725 N. Mt. Juliet Rd., Ste. C
Mt Juliet, TN 37122