6758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Hume	Primary Residential Mortgage, Inc.	108040a11400co
(NAME)	(NAME)	
1163 Fitzpatrick Road	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Nicholas J. Martin unmarried and Shelby K. Dey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyler Hume, 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:

Real Estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 61, Phase II, Section IVA, on the Plan of Villages of Larchwood, of record in Instrument Number 200000928-0096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Nicholas J. Martin, unmarried and Shelby K. Dey, unmarried, by Warranty Deed from Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, dated July 8th, 2008, of record in Instrument No. 20080711-0071446, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Shelby K. Dey by Robert Asa Dey as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130422-0039635, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1163 Fitzpatrick Road, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20130032702 DEEDWARR
Recvd: 04/22/13 10:19 2 pgs
Fees:13.00 Taxes:566.10
20130422-0039636

Witness our hands this 18th day of April, 2013.

Nicholas J. Martin

Shelby K. Dey, By: Robert Asa Dey, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this April 18, 2013 before me personally appeared Robert Asa Dey, the person who executed the foregoing instrument on behalf of Shelby K. Dey, and acknowledged that he executed the same as the free act and deed of the said Shelby K. Dey, through Power of Attorney granted him by the said Shelby K. Dey.

Witness my hand in Franklin, Tennessee, this the 18th day of April, 2013.

Commission expires:

Notary Public

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

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 Nicholas J. Martin, 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 April, 2013.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

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