BILL GARRETT, Davidson County
Trans: T20130035697 DEEDWARR
Recvd: 04/30/13 15:34 2 pgs
Fees: 13.00 Taxes: 654.90

20130430-0043236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn M. Thomson, unmarried	Primary Residential Mortgage, Inc.	06103019900
	(NAME)	
1110 Haysboro Avenue	4750 West Wiley Post Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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 hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stefanie Kapela Floyd and husband, John Michael Floyd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn M. Thomson, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 4 ON THE MAP OF HAYSBORO ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF HAYSBORO ROAD, AT POINT 260 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM E. BINKLEY AND WIFE, BY DEED FROM AREENA R. TIMBERLAKE ET AL, OF RECORD IN BOOK 1422, PAGE 187, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOT NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 202.2 FEET; THENCE WESTWARDLY 65 FEET TO THE CORNER OF LOT NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 202.2 FEET TO THE SOUTHERLY MARGIN OF HAYSBORO ROAD; THENCE WITH SAID ROAD EASTWARDLY 65 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEFANIE KAPELA, AN UNMARRIED WOMAN, BY DEED FROM MATTHEW B. BEHNKE AND WIFE, JENNIFER S. BEHNKE, OF RECORD BY INSTRUMENT NO. 20090505-0040796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. STEFANIE KAPELA NOW BEING STEFANIE KAPELA FLOYD.

JOHN MICHAEL FLOYD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1110 Haysboro Avenue, Nashville, TN 37216
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of April, 2013.

Stefanie Kapela Floyd

John Michael Floyd

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stefanie Kapela Floyd and husband, John Michael Floyd, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2013.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212