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846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040357 DEEDWARR
Recvd: 05/15/13 09:41 2 pgs
Fees:13.00 Taxes:455.10
20130515-0048823

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber D. Layton	Primary Residentail Mortgage, Inc	08607013800
(NAME)	(NAME)	
1312 Presidential Trace	4750 West Wiley Post Way # 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2806	Salt Lake City, Utah 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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Raymond Malone, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amber D. Layton, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 289 on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, Page 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer Raymond, unmarried by Deed from Kristen Lucas, an unmarried woman, dated 04/29/2005 and filed for record on 05/04/2005 in Instrument 200505040050161, Register's Office for Davidson County, Tennessee.

Jennifer Raymond Malone and Jennifer Malone being one in the same person.

All matters as set forth per Plat Book 6250, Page 309, said Register's Office.

Restrictions of record in Book 6482, Page 679, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1312 Presidential Trace, Hermitage, TN 37076-2806
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 8 day of May, 2013.

Jennifer Raymond Malone

Jennifer Raymond Malone

State of Tennessee
County of Wilson

Personally appeared before me Jennifer Raymond Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom

Notary Public
My Commission Expires: 9.12.16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122