WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130052669 DEEDWARR
Recvd: 06/21/13 10:55 2 pgs
Fees:13.00 Taxes:839.90
20130621-0063802

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Pelosi	Primary Residential Mortgage, Inc.	07207028600
(NAME)	(NAME)	
1414 Mcgavock Pike	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kevin B. Dalton and Rachel T. Dalton, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Pelosi, an unmarried man and Kristen Prickett, an unmarried woman, as Tenants in Common with Right of Survivorship, 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 16, WATERS PLACE ON MAXEY LANE, as shown on plat of record in Plat Book 332, Pages 136-137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin B. Dalton, unmarried, and Rachel L. Taylor***, unmarried by Warranty Deed from Matthew Behnke, a married man, and Phol Huy, a married man, recorded on the 10th day of September, 2007 in Instrument No. 20070910-0108142, in the Register's Office of Davidson County, Tennessee. Rachel L. Taylor is now known as Rachel T. Dalton.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1414 Mcgavock Pike, 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of June, 2013.

Kevin B. Dalton

Rachel T. Dalton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin B. Dalton and Rachel T. Dalton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

Notary Public

My Commission Expires: