WARRANTY DEED

G-VRES-13-309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Susan D. H. King
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2013.

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/8/15
(AFFIX SEAL)

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan D.H. King	Primary Residential Mortgage, Inc.	
309 Brunswick Place (ADDRESS)	5115 Maryland Way, Ste. 130 & 126 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	142-16-B-36.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA FEWELL AND DANNY MCRIGHT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN D.H. KING AND HUSBAND, GARY M. KING, hereinafter called the Grantee(s), 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 36, ARLINGTON GREEN, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 399, AMENDED IN BOOK 7517, PAGE 281, 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 REBECCA FEWELL, AND DANNY MCRIGHT, HUSBAND AND WIFE BY WARRANTY DEED FROM EDDIE EUGENE HANNA AND LISA CAROLE HANNA, RECORDED ON THE 17TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050617-0069326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6900, PAGE 399, AS AMENDED IN BOOK 7517, PAGE 281; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7517, PAGE 283, BOOK 8120, PAGE 402, BOOK 8120, PAGE 485, BOOK 8180, PAGE 230 AND BOOK 8181, PAGE 62; BY-LAWS OF RECORD IN BOOK 11232, PAGE 427; HOA CHARTER OF RECORD IN BOOK 8170, PAGE 450 AND BOOK 11272, PAGE 886; AND CONVEYANCE OF OPEN SPACE TO HOA OF RECORD IN BOOK 8625, PAGE 750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 309 Brunswick Place, Nashville, Tennessee 37221
(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 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 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:T20130065344 DEEDWARR
Recvd: 07/31/13 10:25 3 pgs
Fees:18.00 Taxes:1106.30

20130731-0079678

Witness my/our hand(s) this 19th day of July, 2013.

Rebecca Fewell by her Attorney in fact

Rebecca Fewell by Phillip Dubose, Attorney-In-Fact

Danny McRight By His Attorney in fact

Danny McRight by Phillip Dubose, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Fewell and Danny McRight, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared PHILLIP DUBOSE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA FEWELL AND DANNY MCRIGHT and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA FEWELL AND DANNY MCRIGHT.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 3/7/17

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

(SEAL)