RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130068158 DEEDWARR Recvd: 08/08/13 11:02 2 pgs Fees:13.00 Taxes:606.43 20130808-0083239

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011178

MAP - PARCEL NO: 172-12-B-250.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Primary Residential Mtg, 4750 West Wiley Post Way Salt Lake City, UT 84116	Sherri Simmons and Heather Welch 709 Winter Court, Nashville TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeff A. Krinks and wife, Kara D. Krinks**, have bargained and sold and by these presents do transfer and convey unto **Sherri Simmons and Heather Welch**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 512 on the plan of Bradford Mills, Section Ten, of record in Plat Book 7900, page 495, as corrected by Surveyor's Certificate of Correction of record in Book 9219, page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff A. Krinks and wife, Kara D. Krinks by Warranty Deed from Casey Ann Channon, now Keleher, of record in Instrument No. 20040930-0117793, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 709 Winter Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 7900, page 495, as corrected by Surveyor's Certificate of Correction of record in Book 9219, page 115, Register's Office for Davidson County, Tennessee.
3. All matters shown on PUD Boundary Plan of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170; as made applicable to Section Ten of record in Book 885, page 517, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Homeowners Association for common area open space of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.

8. Sewer Easement of record in Book 7690, page 260 and in Book 8377, page 808, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Book 8896, page 291, Register's Office for Davidson County, Tennessee.

10. Easement for Water Main of record in Book 8377, page 769, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 1 day of August, 2013.

Jeff A. Krinks

Kara D. Krinks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff A. Krinks and Kara D. Krinks**, the 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 seal, at office, on this 1 day of August, 2013.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$163,900.00**.

Affiant

SWORN TO and subscribed before me on this 1 day of August, 2013.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY