STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2013.

Notary Public
MY COMMISSION EXPIRES: 8/23/16
File No. 13-7696D

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130093178 DEEDWARR
Recvd: 10/31/13 09:58 2 pgs
Fees:13.00 Taxes:419.95
20131031-0112994

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chika Wells (NAME)	Primary Residential Mortgage, Inc. (NAME)	053-09-0A-018.00-CO
1442 East Cedar Lane (STREET ADDRESS)	1480 North 2200 West (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Salt Lake City, Utah 84116 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael R. Shoemaker, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chika Wells, unmarried,** 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, and described as follows:

Being Unit No. 1442 of Neely's Bend Villas, as of record in Book 5200, page 262, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

BEING the same property conveyed to Michael R. Shoemaker from Alice Faye Tucker, Virginia Jones, Linda Vickers, Terrance Parker, by Deed dated February 13, 2013, as Instrument No. 20130227-0019366, in the Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the principal marital residence of the Grantor(s) and/or his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 5200, page 262, Register's Office for Davidson County, Tennessee.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions,

covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Villas and recorded in Book 5625, page 1; Book 6119, Page 322; and Book 10268, Page 492, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6081, page 879, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1442 East Cedar Lane, Madison, TN 37115.

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. Whenever 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/our hand(s) this 28th day of October, 2013.

Michael R. Shoemaker

October 28, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Shoemaker, married, the bargainor(s), 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 28th day of October, 2013.

My Commission Expires: 9/22/2014

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066