RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130098539 DEEDWARR
Recvd: 11/20/13 09:24 2 pgs
Fees:13.00 Taxes:1165.50
20131120-0119570

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Carissa A Shanklin
Affiant

Subscribed and sworn to before me, this 12th **day of November, 2013.**

Notary Public
My commission expires: 3-01-16

05-1308-66099

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Russell A. Shanklin	Primary Residential Mortgage, Inc.	126-16-0-A-040.00-CO
6509 Westfall Drive	1480 North 2200 West	
Nashville TN 37221	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shari L. Grady, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carissa A. Shanklin and Russell Shanklin, wife and husband hereinafter called the Grantees, their successors 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 No. 40, on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari L. Grady by deed from Keith O. Ellis and wife, Sharon K. Ellis, dated June 8, 2007, recorded June 13, 2007, of record in Instrument No. 20070613-0071080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6509 Westfall Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of November, 2013.

X _____
Shari L. Grady

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shari L. Grady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of November, 2013.

X _____
Notary Public
State of Tennessee at Large

My Commission expires: X 4/17/16