BILL GARRETT, Davidson County
Trans: T20140011883 DEEDWARR
Recvd: 02/20/14 10:24 2 pgs
Fees: 13.00 Taxes: 1021.20
20140220-0014532

WARRANTY DEED

B-CBB-14-1913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Brian Joseph	Primary Residential Mortgage Inc.	
1913 Eastland Avenue	(NAME) 1480 North 2200 West	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Salt Lake City, UT 84116	083-06-0A-002.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 THOMAS R. HARRELL AND JENNY CROOKSTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN JOSEPH, UNMARRIED, 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 UNIT NO. 2, SCOTT AVENUE TOWNHOMES CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050114-0005282, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. HARRELL AND WIFE, JENNY CROOKSTON BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. OF RECORD AT INSTRUMENT NO. 20050601-0061844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 2005 AND RECORDED ON JUNE 1, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 332, PAGE 8; MASTER DEED OF RECORD IN INSTRUMENT NO. 20050114-0005282, AS AMENDED IN INSTRUMENT NO. 20050126-0009812; CHARTER OF RECORD IN INSTRUMENT NO. 20050114-0005281; AND EASEMENT OF RECORD IN INSTRUMENT NO. 20040916-0111791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1913 Eastland Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 14th day of February, 2014.

Thomas R. Harrell by Laura Deleot Attorney In Fact

Thomas R. Harrell by Laura Deleot, Attorney-In-Fact

Jenny Crockston by Laura Deleot Attorney In Fact

Jenny Crookston by Laura Deleot, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAURA DELEOT 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 THOMAS R. HARRELL AND JENNY CROOKSTON and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS R. HARRELL AND JENNY CROOKSTON.

Witness my hand and official seal, this the 14th day of February, 2014.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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