STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G14-8306D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140013694 DEEDWARR
Recvd: 02/27/14 10:21 2 pgs
Fees:13.00 Taxes:786.25
20140227-0016880

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cecil J. Sexton, a single man (NAME)	Primary Residential Mortgage, Inc. (NAME)	33-6-A-35CO
396 Solitude Circle (STREET ADDRESS)	1480 North 2200 West (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Salt Lake City, UT 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, **Charles Waldrip and Ann Waldrip, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecil J. Sexton, a single man,** 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, being Lot No. 79 on the plan of SECTION TWO, ECHO HILL ESTATES, as shown by plat of record in Plat Book 6900, Page 791, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Waldrip and Ann Waldrip, husband and wife from Mark F. Klassen and wife, Kelly J. Klassen, by Deed dated November 30, 2001, as Instrument No. 20011204-0133066, in the Register's Office for Davidson County, Tennessee.

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

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7489, page 988, Book 7699, page 949, Book 8265, page 436, Book 8612, page 821, Book 9083, page 26, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 791, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7495, page 177 and Book 7703, page 641, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 7495, page 184 and Book 7699, page 966, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 7704, page 773 and Book 7704, page 776, 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.
The signature of Ann Waldrip is signed by her duly appointed Attorney-in-fact Charles Waldrip, pursuant to the Power of Attorney recorded in Instrument # 20140227-0016879, said Register's Office.

This is improved property, known as 396 Solitude Circle, Goodlettsville, TN 37072.

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 24th day of February, 2014.

Charles Waldrip — February 24, 2014 Date

ANN WALDRIP

By: Charles Waldrip, Attorney-in-Fact — February 24, 2014 Date

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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 Charles Waldrip , 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 24th day of February, 2014.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Waldrip, Attorney-in-Fact for Ann Waldrip, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2014.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

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