WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028059 DEEDWARR
Recvd: 04/24/14 12:52 2 pgs
Fees:13.00 Taxes:436.60
20140424-0034565

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Carr	Primary Residential Mortgage Inc.	163160C12200CO
(NAME) 1830 Isabelle Lane	(NAME) 1480 N. 2200 W.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Ashley D. Mayes and Ginny L. Mayes, unmarried persons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Carr, 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. 122 on the Plan of Matlock, Phase 1, as shown on plat of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103 & 20100122-0005543, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Ashley D. Mayes and Ginny L. Mayes, unmarried persons, as joint tenants with right of survivorship by Warranty Deed from J2K Builders, LLC, dated April 23, 2010, filed of record on April 26, 2010, in Instrument No. 20100426-0031164, in the aforesaid Register's Office.

This conveyance is made subject to Subdivision restrictions, building lines and easements of record in Master Deed of Matlock Townhomes in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103 & 20100122-0005543, in the Register's Office of Davidson County, Tennessee; and the 2014 County Taxes.

* Ginny L. Mayes and Virginia L. Mayes are one and the same person (AP)

unimproved ☐

This is improved ☒ property, known as 1830 Isabelle Lane, Antioch, TN 37013
(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 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. 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 our hands this 26th day of March, 2014.

Ashley D. Mayes

Virginia L. Mayes

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ashley D. Mayes and Virginia L. Mayes, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 26th day of March, 2014.

Commission expires:

5/17/2014



Notary Public