WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047641 DEEDWARR
Recvd: 07/03/14 11:09 2 pgs
Fees:13.00 Taxes:349.65

20140703-0058796

MST 2014-0490

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ERIN HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN My Comm. Expires January 23, 2016

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Farmer	Peoples Home Equity	163-16-0A-13.00-CO
(NAME)	(NAME)	
1906 Isabelle Lane	5205 Maryland Way	
(ADDRESS)	Ste 100 (ADDRESS)	
Antioch, TN37013	Brentwood TN 37027	
(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, **Christine Primavera, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Farmer, 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:

Being Unit No. 252 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104 Exhibit A-1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description.

Being the same property conveyed to Christine Primavera, unmarried and Audrey Fellingham, unmarried by deed from The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120713-0061493 Register's Office for Davidson County, Tennessee, dated July 02, 2012 and recorded on July 13, 2012.

Being further conveyed to Christine Primavera by deed from Audrey Fellingham of record in Instrument No. 20131010-0106403 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on October 10, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080729-0077388, Register's Office of Davidson County, Tennessee. The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Phase Two, Provincetown, a Horizontal Property Regime of record in Instrument Number 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements, as shown on "Exhibit A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown of record in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee. Development and Easement Agreement and Agreement to Share Costs in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveying common areas in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee. Conveyance of Stream Buffers and Drainage Easement to Provincetown Homeowners Association of record in Instrument No. 20080226-0018727, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1906 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 my/our hand(s) this 27th DAY OF June, 2014.

Christine Primavera by Yvette Meldrum as her attorney in fact

Christine Primavera by Yvette Meldrum, as her

Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for , the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Christine Primavera, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book ★_____, page _____, Register's Office of ~~Williamson~~ DAVIDSON County, Tennessee.

★# 20140703-0058795

Witness my hand and official seal, this the 27th day of June, 2014 ~~2007~~.

Notary Public

My Commission Expires: _____
(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016