Davidson County DEEDWARR
Recvd: 08/13/14 13:32 3 pgs
Fees:18.00 Taxes:536.50
20140813-0073184

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00

Kenneth Snell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF AUGUST, 2014.

Melissa J. Butchko-Turecki
NOTARY PUBLIC

MY COMMISSION EXPIRES 8.20.14

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6399 MCGAVOCK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Camille R. McGavock	PRIMARY RESIDENTIAL MORTGAGE, INC.	033-16-065.00
1245 North Graycroft Avenue	1480 North 2200 West	
Madison, TN 37115	Salt Lake City UT 84116	

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 HEREBY ACKNOWLEDGE, WE,

BRENTON ROBAR, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAMILLE R. MCGAVOCK, AN UMMARRIED WOMAN

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 36, PRIMROSE MEADOWS, SECTION 1, as shown on plat of record in Plat Book 4675, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, together with a perpetual easement for egress, ingress and regress over and upon that portion of the driveway for said Lot No. 36 which is constructed on the easterly line of Lot No. 35, being 0.9 feet x 91.25 feet, more or less.

Being the same property conveyed by Warranty Deed from Franklin D. Mull, unmarried to Brenton Robar as recorded on the 15th day of March, 2013 in Instrument No. 20130315-0026054 and Warranty Deed from Cherokee Mortgage Corporation, a Tennessee corporation to Franklin D. Mull, unmarried as recorded on the 25th day of August, 1976 in Deed Book 5061, Page 979, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRIMROSE MEADOWS, SECTION 1, as recorded in Plat Book 4675, Page(s) 18, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4737, Page 801 and Book 5039, Page 484 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 1245 North Graycroft Avenue, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of August, 2014.

Brenton Robar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRENTON ROBAR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of August, 2014.

Notary Public J. Carlton Drumwright

My Commission Expires: July 02, 2017



File #: 14-R6399 MCGAVOCK

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

