WARRANTY DEED

STATE OF Illinois
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnathan D. Grainger	Primary Residential Mortgage, Inc.	064-11-0-A 020.00CO
(NAME)	(NAME)	
403 N. Cameron Court	1480 N. 2200 W.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wallace Luyten**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Johnathan D. Grainger and Falyn J. Grainger, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 20, on the plan of Caleb Chase, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Pages 821 & 822, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wallace Luyten, unmarried by Warranty Deed dated 11/09/2006 from Kathryn D. Dixon, n/k/a Kathryn Dixon Dillaha and husband, Larry M. Dillaha of record in Instrument 200611160142515, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 821, Plat Book 6250, Page 822; Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, as amended of record in Book 6783, Page 805; Restated and Amended Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 7189, Page 553, as amended of record in Instrument 201006030043191; Stormwater Detention Agreement of record in Book 6548, Page 557; Charter of Homeowners Association of record in Book 6927, Page 370; Charter Amendment of record in Book 8109, Page 791 and Quitclaim Deed to the Homeowner's Association of record in Book 7242, Page 554, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 403 N. Cameron Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-20236
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 08/21/14 16:16 2 pgs
Fees:13.00 Taxes:540.20
20140821-0076495

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/or 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/or 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 this 19th day of August, 2014.

Wallace Luyten

State of Illinois
County of

Personally appeared before me Wallace Luyten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2014.

Notary Public
My Commission Expires:

"OFFICIAL SEAL"
JESSICA SALAZAR
Notary Public - State of Illinois
My Commission Expires June 05, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE