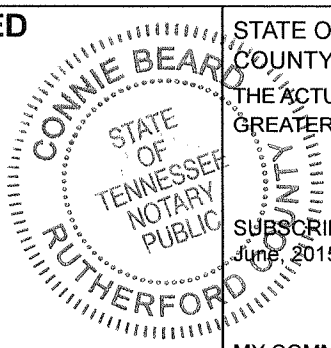
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/15 11:41 3 pgs
Fees:18.00 Taxes:421.80
20150602-0051057



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Kayrin Shirley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayrin Shirley	Primary Residential Mortgage, Inc	163-04-0A-324.00-C
(NAME)	(NAME)	
3001 Hamilton Church Road, 324	1480 North 2200 W	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Christopher Lawrence**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kayrin Shirley, unmarried woman**, 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 Unit No. 324 on the Plan of Hamilton Crossings Townhomes, Phase 3, as described in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076, in Instrument No. 20050310-0026734, in Instrument No. 20050701-0075731, and in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Lawrence by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 12/12/2012, in Instrument No. 20121220-0117399, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076, Instrument No. 200507010075731, Instrument No. 20050310-0026734, and in Instrument No. 20060206-0014793, By-Laws of the Hamilton Crossings Townhomes Owner Association, Inc., of record in Instrument No. 20040212-0016946, and Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.

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 3001 Hamilton Church Road, 324, 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 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 1st day of June, 2015.

Christopher Lawrence by Carolyn Lawrence Attorney in Fact
Christopher Lawrence
by Carolyn Lawrence, Power of Attorney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 1ST day of JUNE, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared CAROLYN LAWRENCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of CAROLYN LAWRENCE, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

20150602-0051056

Witness my hand and official seal this 1st day of June, 2015.

Connie Beard
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , 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 **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

