WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150049575 DEEDWARR
Recvd: 06/22/15 11:40 2 pgs
Fees: 13.00 Taxes: 758.69
20150622-0059406

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: SLA-15-1740

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,051.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Staudt and William H. Staudt, wife and husband	Primary Residential Mortgage, INc.	063160A01700CO
(NAME)	(NAME)	
1740 Aaronwood Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	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, I/WE, **AARON VELTHOUSE AND ANNE VELTHOUSE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **Dawn M. Staudt and William H. Staudt, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 47 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900, Pages 550-552, corrected in Book 7462, Page 445 and Book 8110, Page 401, amendment to change name in Book 8181, Page 112, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron Velthouse and wife Anne Velthouse by Warranty Deed from Jeremy P. Willis and Carie M. Burton, husband and wife, recorded on the 9th day of April, 2012 in Instrument No. 20120409-0030185, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1740 Aaronwood Drive, Nashville, TN 37138
(House Number) (Street) (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 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 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 18th day of June, 2015.

Aaron Velthouse

Anne Velthouse

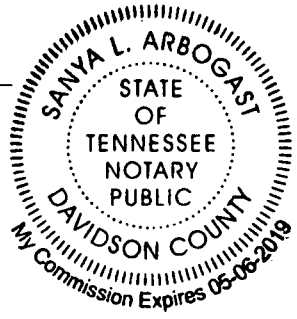
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Velthouse and wife, Anne Velthouse, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2015.

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122