THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2248

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin McCall 3333 Oak Timber Drive Antioch, TN 37013	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	15010018000

BILL GARRETT, Davidson County
Trans:T20160004558 DEEDWARR
Recvd: 01/19/16 11:18 2 pgs
Fees:13.00 Taxes:538.35
20160119-0004979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,500.00

Benjamin McCall
Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Kaileigh James, now known as Kaileigh Dunn, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin McCall, a married man,** 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 Lot Number 33, on the Plan of Lake Towne Park, Section 2, as shown by Plat of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kaileigh James, a single person by Warranty Deed from Daniel Newell, married, recorded on the 15th day of February, 2011 in Instrument No. 20110215-0013024, in the Register's Office of Davidson County, Tennessee.

Russell Dunn joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Kaileigh James, now known as Kaileigh Dunn.

This is ☒ Improved OR ☐ Unimproved property located at: **3333 Oak Timber Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **January, 2016.**

GRANTOR(S)

Kaileigh Dunn

Kaileigh Dunn

Russell Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kaileigh Dunn and Russell Dunn** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **January, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn

Notary Public
My Commission Expires: 8/23/2016