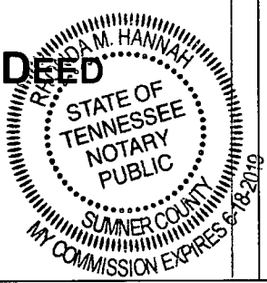
WARRANTY DEED



STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,700.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF May, 2016.

(Affix Seal) Notary Public

My Commission Expires:

PELL-H16096

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:		Send Tax Bills To:	Tax ID#:
David A. Pell, single man		Primary Residential Mortgage, Inc.	034.07-0A-157.00 CO
1941 Nancy Beth Drive		9175 Carothers Parkway, Suite 105	
Madison, TN 37115		Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, I/we, GEMMA CRIMMINS AND HUSBAND, KEVIN CRIMMINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID A. PELL, SINGLE MAN, 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 No. 11 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyors's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office of r said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gemma Crimmins and husband, Kevin Crimmins by deed from Westview Homes, LLC of record at Book 200704180046195, recorded on 04/18/2007, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1941 Nancy Beth Drive, Madison, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20160042098 DEEDWARR
Recvd: 05/19/16 10:28 2 pgs
Fees:13.00 Taxes:875.79
20160519-0050130

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 11th day of May, 2016 :

Gemma Crimmins by Chris Crimmins, POA

Kevin Crimmins by Chris Crimmins, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Chris Crimmins, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gemma Crimmins and Kevin Crimmins, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Gemma Crimmins and Kevin Crimmins for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 11 day of May, 2016.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019