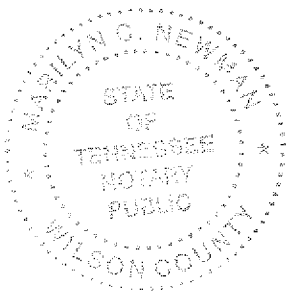
Davidson County DEEDWARR
Recvd: 08/16/16 11:42 4 pgs
Fees:23.00 Taxes:898.85
20160816-0085330

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,933.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

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
Richard B. Storrs	Primary Residential Mortgage, Inc	073 08 0 020.00
(NAME)	(NAME)	
2501 Timwood Drive	1480 North 2200 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **David Storrs, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard B. Storrs and MaeJae Storrs, joint tenants**, 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. 2 on the Plan of Section 1, Sutherland Heights, of record in Book 2663, page 18, Register's Office for said County.

Said Lot No. 2 begins at a point in the northerly margin of McGavock Pike at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 210 feet to corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, northwesterly 173.1 feet to the east margin of Timwood Drive; thence with the margin of the same, southwesterly 154.2 feet to the beginning of a curve; thence around said curve, southerly 39.85 feet to the northerly margin of McGavock Pike; thence with the margin of the same, southeasterly 111 feet to the point of the beginning.

Being the same property conveyed to Shannon L. Childress, a single person, by Warranty Deed from Michael Joseph Walker and Elaine Sullivan Walker, husband and wife, dated 06/29/2001, recorded 07/09/2001, of record in Instrument No. 20010709-0072985, in the Register's Office for Davidson County, Tennessee. The said Shannon Lane Childress died testate on 05/16/2011, devising subject property to Linda Edell Howard, as evidenced in File No. 11P-878, Probate Court Clerk's Office for Davidson County, Tennessee; further being the same property conveyed to David Storrs, a single person by QuitClaim Deed from Linda Edell Howard, Executrix of the Estate of Shannon L. Childress, dated 02/10/2012, recorded 02/15/2012, of record in Instrument No. 20120215-0013463, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would

be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2634, Page 207, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 2692, Page 19, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 2692, Page 353, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Agreement for Dedication of Easement of record in Book 7121, Page 158, 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 2501 Timwood Drive, Nashville, TN 37214

(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 12th day of August, 2016.

David Storrs

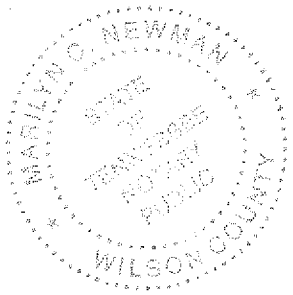
State of Tennessee
County of Wilson

Personally appeared before me David Storrs, 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 12th day of August, 2016.

Notary Public
My Commission Expires: 8-24-17

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



TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY