Davidson County	DEEDWARR
Recvd: 01/11/17 14:23	2 pgs
Fees:13.00 Taxes:919.45	
20170111-0003290	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A. HAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-19

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Layton Jones	Primary Residential Mortgage, Inc.	058 09 0A 198.00
(NAME)	(NAME)	
417 Spickard Court	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Salt Lake, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars ($248,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Derrick Salter and Candice Marie Salter, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Layton Jones, a single 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: AKA Derrick D. Salter

Land in Davidson County, Tennessee, being Lot No. 189, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, of record in Instrument No. 20070824-0101605 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candice Marie Gillespie, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated February 11, 2008 and Recorded February 12, 2008 as Instrument No. 20080212-0014021, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Candice Marie Salter and Derrick D. Salter, wife and husband, as Tenants by the Entirety by Quitclaim Deed from Candice Marie Salter f/k/a Candice Marie Gillespie, a married woman dated October 16, 2013 and Recorded October 18, 2013 as Instrument No. 20131018-0108977, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-166361FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 417 Spickard Court, Nashville, TN 37218

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, has 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. 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 our hands this 9th day of January, 2017

Derrick Salter AKA Derrick D Salter

Candice Marie Salter

Candice Marie Salter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Derrick Salter* and Candice Marie Salter, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

*AKA Derrick D. Salter

Witness my hand and official seal, this the 9th of January, 2017.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-166361FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY