File No. 261100854

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/06 15:54 2 pg:
Fees:13.00 Taxes:565.73

20061211-0152940

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Neal	Peoples Home Equity, Inc.	Map 063160B17800
(NAME) 1121 Dawnwood Drive	(NAME) 4300 Sidco Drive Ste 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville TN 37204,	
(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, WE, Roger Hatcher and wife, Valerie Hatcher, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett Neal, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 260 on the Plan of Hampton Park, a planned unit development, as shown by plat of record in Plat Book 6900, Page 550, 551, 552, Book 7462, Page 445 and Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roger Hatcher and wife, Valerie Hatcher by deed from George E. Manson, Filed on 09/24/2002 of record in Deed Instrument No. 20020924-0116526, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1121 Dawnwood Drive, Old Hickory, TN 37138
(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), HIS 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), HIS 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 hands this 6th day of December, 2006.

Roger Hatcher By Ryan M Hatcher ATT IN FACT

Valerie Hatcher By Ryan M Hatcher ATT IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ryan M. Hatcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger Hatcher and wife, Valerie Hatcher, as their Attorney In Fact, under Power of Attorney bearing Inst. No. 20061211-0052939, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Roger Hatcher and wife, Valerie Hatcher, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 12/6/2006.

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 12, 2008

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 261100854

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122