WARRANTY DEED

BOX 13
#12751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 72509

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Daniel	Peoples Home Equity, Inc.	63-1-47
(NAME)	(NAME)	
1417 Brannom Drive	4300 Sidco Drive	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha A. Hawkins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Daniel and wife, Maggie Daniel, 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:

Land in Davidson County, Tennessee, being Lot No. 5 in Lazy Acres, as shown on a Plan of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 5 fronts 165 feet on the easterly side of Brannom, Drive and extends back 265 feet on the northerly line and 263.8 feet on the southerly line measuring 165 feet therein.

Being the same property conveyed to Martha A. Hawkins, by deed of record in Instrument No. 20030531-0073774 Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Martha A. Hawkins by Cynthia H[redacted] Ellis as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070202-0014240, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1417 Brannom Drive, Madison, TN 37115

(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 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. 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.

Davidson County DEEDWARR
Recvd: 02/02/07 14:59 2 pgs
Fees:13.00 Taxes:684.50

20070202-0014241

Witness my hand this 24th day of January, 2007.

X Martha A. Hawkins by Cynthia H. Ellis, POA
Martha A. Hawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of January, 2007, before me personally appeared Cynthia H[redacted] Ellis, the person who executed the foregoing instrument on behalf of Martha A. Hawkins and who acknowledged that she executed the same as the free act and deed of the said Martha A. Hawkins, through Power of Attorney granted she by the said Martha A. Hawkins.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2007.

Commission expires:
7-25-09

Heidi Jo Clay
Notary Public

