WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-28-09

(AFFIX SEAL)

BOX 13
116705

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
Nikita J. Lawson	Peoples Home Equity, Inc.	33-1-31
(NAME)	(NAME)	
1025 West Greenwood Avenue	4300 Sidco Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	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, Victor Hazelwood* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nikita J. Lawson** unmarried, 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:

*Unmarried
**AKA Nikita Lawson

Beginning at an iron pin the northerly margin of West Greenwood Avenue, said pin being located 53 feet easterly from the Northeast intersection of said West Greenwood Avenue and Emmett street, thence with the northerly margin of West Greenwood Avenue easterly 67 feet to an iron pin; thence North 7 degrees 45 minutes East 146 feet to an iron pin; thence North 87 degrees 30 minutes West 72.8 feet to iron pin; thence South 5 degrees 00 minutes West 146 feet to the Beginning.

Being the same property conveyed to Victor Hazelwood, by deed of record in Instrument No. 20031113-0166086, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1025 West Greenwood Ave., Nashville, TN 37206

(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: 03/05/07 14:14 2 pgs
Fees:13.00 Taxes:331.15
20070305-0026995

Witness my hand this 26th day of February, 2007.

Victor Hazelwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2007.

Commission expires:

7-25-09

Notary Public

