WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/07 16:06 2 pgs
Fees:13.00 Taxes:466.94

20070606-0068092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,200.00

Shenetta Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenetta Matthews	Peoples Home Equity Inc.	163-4A-7.00CO
(NAME) 3001 HAMILTON CHURCH ROAD 407	(NAME) 4300 Sidco Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 R FINGERHUT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shenetta Matthews, married, 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 Unit 407, Hamilton Closings Townhomes, a Planned Unit Development, of record in instrument No.: 20040212-0016945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor R. Fingerhut by deed from R. J. York Homes, LLC of record in Instrument 200501140005557 on 01/07/2005 and filed for record on 01/14/2005, Register's Office for said County.

This property is subject to all matters as set forth as Exhibit A in Instrument 200402260022076 and amendments pertaining to phases; Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in 200402120016946; 200402120016945; 200402260022076; 200503100026734; 200602060014793, 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 3001 HAMILTON CHURCH ROAD 407, Antioch, TN 37013
(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.

Witness my hand this 31st day of May, 2007.

Victor R Fingerhut by attorney in fact Michelle Tucker

VICTOR R FINGERHUT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named VICTOR R FINGERHUT, the bargainor(s), with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that His executed the within instrument for the purposes therein contained

Witness my hand and official seal at Mount Juliet, Tennessee this 31st day of May, 2007.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public

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 Michelle Tucker with whom I am personally acquainted and who acknowledged that she executed the witin instrument on behalf of Victor R. Fingerhut, as his Attorney in Fact as the free act and deed of the within namedVictor R. Fingerhut.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2007

Notary Public Melinda M. Wray

My Commission Expires: 3-2010