WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 14:59 2 pgs
Fees:13.00 Taxes:270.10

20070731-0090925

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mayberry	Peoples Home Equity, Inc.	Map 136-03
(NAME) 4000 Anderson Road #14	(NAME) 4300 Sidco Dr.	Group A
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37204	Parcel 14
(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, Steve Rainey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Mayberry, an unmarried 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:

Being Townhouse No. 14, Building No. 3, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, according to the Master Deed of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 5083, Page 417 and Book 5189, Page 671, and Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane McCrea Dillon, unmarried, by Deed from David A. McCune, unmarried, filed for record 10/01/97 in Book 10629, Page 492, Register's Office for Davidson County, Tennessee, and being further conveyed to Steve Rainey by Trustee's Deed, filed for record 7/18/07 as Instrument No. 20070718-0085490, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4460, Page 88, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 4944, Page 115, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7679, Page 173, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 4651, Page 412, Book 4943, Page 962, Book 4979, Page 939, Book 5189, Page 671, and Book 8115, Page 836, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 4651, Page 420, Book 5083, Page 417, Book 8115, Page 849, Book 9089, Page 765, Book 7679, Page 173, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument No. 20011025-0116633, Register's Office of Davidson County, Tennessee.

Subject to any homeowners association dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road #14, Nashville, TN 37205

(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 26th day of July, 2007.

Steve Rainey

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Steve Rainey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of July, 2007.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public