WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090049490 DEEDWARR
Recvd: 07/22/09 12:37 2 pgs
Fees:13.00 Taxes:762.20
20090722-0068784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Blake Hendrickson II	Peoples Home Equity, Inc.	128-12-C 80.00 CO
(NAME)	(NAME)	
1073 Woodbury Falls Drive	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	
(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, I, **Christian Hanns, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Blake Hendrickson II**, 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:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1073 on the Plan of Woodbury Townhomes, Phase 1, as established under Master Deed, Exhibit E, of record in Instrument No. 20060310-0028278, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christian Hanns, an unmarried person, by Special Warranty Deed from Marquis Homes, LLC, dated April 4, 2008, as of record in Instrument No. 20080407-0034674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060310-0028278 and 20050216-0017693; restrictions of record in Instrument No. 20050216-0017693, 20060310-0028278 and 20080201-0010772; charter of record in Instrument No. 20060309-0027744; easements of record in Book 5074, page 856 and Book 5074, page 945; stormwater detention agreement of record in Instrument No. 20050118-0005578 and 20061023-0017693; conveyances to State of Tennessee of record in Book 8083, page 534, 541 and 547; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1073 Woodbury Falls Drive, Nashville, TN 37221
(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.

Karina Delaguila joins in this conveyance to convey any martial interest she has in said real estate by virtue of her marriage to Grantor.

Witness my hand this 14th day of July, 2009.

Christian Hanns

Karina Delaguila

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christian Hanns and Karina Delaguila, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2009.

NOTARY PUBLIC - State of Kansas
JENELLE H. SPRICK
My Appt. Exp. 4/7/11

Notary Public

My Commission Expires: 4/7/11