WARRANTY DEED

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF OCTOBER, 2009.**

Notary Public

MY COMMISSION EXPIRES: **May 6, 2013.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly K. Finney	**Peoples Home Equity, Inc.**	**18-12-A-18CO**
(NAME)	(NAME)	
103 Mavelia Court	**213 Ward Circle, Suite 201**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**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, WE, **Andrew W. Regg, IV**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly K. Finney, an unmarried woman and Charles J. Sterry, and unmarried man, joint tenants with the right of survivorship** 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 Lot No. 18 on the Plan of Emerald Cove shown by plat of record in Book 6900, Page 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Andrew W. Regg, IV by deed from Shellie Wallace, as Successor Trustee of record in Instrument No. 20090520-0046266 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **103 Mavelia Court, Goodlettsville, TN 37072**

(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.

BILL GARRETT, Davidson County
Trans:T20090069091 DEEDWARR
Recvd: 10/09/09 09:45 2 pgs
Fees:13.00 Taxes:529.10

20091009-0094108

Witness my hand this **6th day of October, 2009.**

Andrew W. Regg, IV

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Andrew W. Regg, IV with** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville, Tennessee this 6th day of October, 2009.**

Commission expires: **May 6, 2013**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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