290800602

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/09 09:41 3 pgs
Fees:18.00 Taxes:536.50
20091019-0096298

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCTOBER 2009

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.

(AFFIX SEAL)

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title - Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trudi Marsh	Peoples Home Equity, Inc	Map 176-05-0A Parcel 026.00
(NAME)	(NAME)	
5445 Hickory Woods Drive	3354 Perimeter Hill Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles R. Johnson,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Trudi Marsh, an unmarried woman,** hereinafter called the grantee, her 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 Lot 89 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 885 through 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Coastal Capital Properties, Inc., Trustee for 5445 Hickory Woods Land Trust, by deed from Raymond Capacetti, unmarried, of record in Instrument 20061023-0131016, dated September 27, 2006 and filed for record on October 23, 2006, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Secretary of Veterans Affairs by deed from Nationwide Trustee Services, Inc., Substitute Trustee, of record in Instrument 20080807-0081422, dated July 31, 2008 and filed for record on August 7, 2008, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles R. Johnson by deed from Secretary of Veterans Affairs of record in Instrument 20090401-0029007, dated March 17, 2009 and filed for record on April 1, 2009, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2010 and subsequent years; Restrictions of record in Book 9678, Page 187, Book 9764, Page 44, Instrument 200106140062709, Instrument 2001061-40062710, Instrument 200110150111957, and Instrument 200310100150800; By-Laws filed for record in Instrument 200012070120450; Charter of Hickory Woods Homeowners Association of record in Book 7876, Page 67, Book 7857, Page 87, Book 9680, Page 319; Quitclaim Deed to the Homeowners Association of record in Book 9786, Page 923; Gasline Easement of record in Book 5897, Page 209; Sewer line Easement of record in Book 8169, Page 564, Book 8169, Page 571, Book 9790, Page 311; Water line Easement of record in Book 8169, Page 579, Book 8169, Page 588; Transmission Line Easement of record in Book 9632, Page 973; All matters as set forth per Plat Book 6900, Page 884, and Plat Book 6900, Pages 885-887; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

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 5445 Hickory Woods Drive, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 9th day of October 2009.

Charles R. Johnson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles R. Johnson, 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 purposes therein contained,

Witness my hand at office this 9th day of October, 2009.

Commission expires: September 17, 2011

Julia A. Hirt — Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(seal)

File Number: 290800602

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy S

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

