WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090071147 DEEDWARR
Recvd: 10/19/09 16:13 2 pgs
Fees:13.00 Taxes:518.00

20091019-0096717

DELANA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Mitchell Followill	Peoples Home Equity, Inc.	096-09-0
(NAME)	(NAME)	
810 Kent Road	810 Kent Road	
(ADDRESS)	(ADDRESS)	172.00
Nashville, TN 37214	Nashville, TN 37214	
(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, Tessa Atkins Warren fka Tessa Atkins and husband, Kevin Warren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Mitchell Followill, a single person, 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. 16 on the Plan of Twin Lawn, as shown of record in Plat Book 2331, Page 9, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tessa Atkins, an unmarried woman by deed from Sarah K. Crisp f/k/a Sarah K. Ferguson and husband, John Edward Crisp filed of record in Instrument No. 20051201-0144456, Register's Office of Davidson County, Tennessee.

Kevin Warren joins in this conveyance to convey any and all marital interest he may have in said property.

Subject to all matters as shown on plat of record in Plat Book 2331, Page 9, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2338, Page 511, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 810 Kent Road, Nashville, TN 37214
(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 16th day of October, 2009.

Tessa Atkins Warren

Kevin Warren

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Tessa Atkins Warren and husband, Kevin Warren, 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 they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of October, 2009.

Commission expires: May 3, 2010

Delaina D. Thompson Notary Public

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY