WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L. CLYDE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan C. Lescher	Peoples Home Equity, Inc.	142-06A-188
(NAME) 810 Bellevue Road, Unit 188	(NAME) 213 Ward Circle	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) 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, Candice Jennings (F.K.A. Candice Ferguson) and husband, Gary Jennings, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan C. Lescher, **unmarried** 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:

A certain condominium in Davidson County, Tennessee, being Building No. 24, Unit No. 188, and GarageNo. 3 on the Plan of Peppertree, Creedside Meadows Condominiums, of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, Register's Office for Davidson County, Tennnessee.

Being the same property conveyed to Candice Ferguson, by deed of record in Instrument No. 200502220019213 and rerecorded in Instrument No. 20050517-0055696, Register's Office for Davidson County, Tennessee. Candice Ferguson now known as Candice Jennings.

Gary Jennings joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road Unit 188, 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.

BILL GARRETT, Davidson County
Trans:T20090071599 DEEDWARR
Recvd: 10/21/09 12:31 2 pgs
Fees:13.00 Taxes:349.65
20091021-0097295

Witness my hand this 16th day of October, 2009.

Candice Jennings

Gary Jennings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candice Jennings and Gary Jennings 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 Nashville, Tennessee this 16th day of October, 2009.

Commission expires: 1-21-2013

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY