WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090086886 DEEDWARR
Recvd: 12/28/09 15:49 2 pgs
Fees: 13.00 Taxes: 323.75
20091228-0117611

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ 2/28/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth M. Wallace	Peoples Home Equity Inc	05303004100
(NAME)	(NAME)	
1204 Jones Street	2035 Lakeshore Centre Way Ste 140	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Knoxville, TN 37922	
(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, Wilson Realty Management, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. Wallace and Debbie L. Wallace, as husband and wife, 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 tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, Being Lot No. 116, Section "B", Village of Old Hickory, as shown on plat recorded July 16, 1948, of record in Book 1424, Page 67, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed on September 30, 2005 by Warranty to Wilson Realty Management, LLC from Robert M. McLean, a widower, of record in Instrument No. 20051005-0120002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "B" OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND EASEMENT FOR SEWER AND OTHER UTILITIES, IF APPLICABLE, AS SET FORTH IN DEED OF RECORD IN BOOK 2028, PAGE 509, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1204 Jones Street, Old Hickory, TN 37138
(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 22nd day of December, 2009.

Wilson Realty Management, LLC
By: Steve Bradshaw

Steve Bradshaw a/k/a Gary S. Bradshaw
Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steve Bradshaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **Wilson Realty Management, LLC**, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 22nd day of December, 2009.

My Commission Expires:
March 20, 2010

Notary Public,

