BILL GARRETT, Davidson County
Trans:T20110043379 DEEDWARR
Recvd: 07/19/11 09:31 2 pgs
Fees:13.00 Taxes:739.63
20110719-0055029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2011.

Notary Public

My commission expires: 9-19-2011

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miles McPherson	**Peoples Home Equity, Inc.**	181-1B-223.00 CO
4013 Sweetberry Drive	**214 Centerview Dr. Suite 250**	
Nashville, TN 37211	**Brentwood TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Angela Lake, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miles McPherson and Jessica McPherson, 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:

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from William Arnold Jr. and Angela Arnold, husband and wife to Angela Lake, unmarried as recorded on the 16th day of February, 2011 in Instrument No. 20110216-0013272 and Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation to William Arnold, Jr. and Angela Arnold, husband and wife as recorded on the 24th day of March, 2008 in Instrument No. 20080324-0029129, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 4013 Sweetberry Drive, Nashville, TN 37211.

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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 in 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/our hand(s) this 30th day of June, 2011.

Angela Lake

_____

_____

_____

STATE OF ALABAMA)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, Angela Lake , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2011.

Darlene S. Bogan
Notary Public

DARLENE S. BOGAN NOTARY PUBLIC AT LARGE ALABAMA-STATE

My Commission Expires: 8/1/2012