WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brennan Hill	Peoples Home Equity, Inc	10816013700
(NAME)	(NAME)	
1709 Western Shore Drive	213 Ward Circle, Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, I, James R. Lynch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brennan Hill, an unmarried man, 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 Number 69 on the Plan of Lakeview Hills Subdivision, Section IV as of record in Plat Book 5200, page 642, said Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to James R. Lynch, by deed of record in Instrument Number 20080208-0013122 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Lakeview Hills Subdivision, Section IV as of record in Plat Book 5200, page 642Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6431, Page 298, Register's Office for Davidson County, Tennessee. Easements of record in Book 5856, Page 84, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1709 Western Shore Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110050995 DEEDWARR
Recvd: 08/18/11 14:00 2 pgs
Fees:13.00 Taxes:389.61
20110818-0064029

Witness my hand this 12th day of August, 2011.

X

James R. Lynch

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ KK Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Lynch, 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 and official seal at ~~Franklin~~ KK Smyrna, Tennessee this 12th day of August, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County