WARRANTY DEED

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon James Gnetz	Peoples Home Equity, Inc.	062-15-0-046.00
(NAME)	(NAME)	
2508 Sherman Court	213 Ward Circle, Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110053081 DEEDWARR
Recvd: 08/29/11 11:20 2 pgs
Fees:13.00 Taxes:510.60
20110829-0066562

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kristine Mains, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon James Gnetz and Emily Maxwell Gnetz, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 150, on the Plan of Sutherland Heights, Section III, of record in Plat Book 2663, Page 117, as amended in Book 3399, Page 297, said Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description thereof.

Being the same property conveyed to Kristine Mains, unmarried by QuitClaim Deed dated March 20, 2010, from Rolin Mains and filed for record on April 12, 2010, in Instrument No. 20100412-0027352, Register's Office for said County.

And previously being the same property conveyed to Rolin Mains and wife, Kristine Mains by Warranty Deed dated March 19, 1999, from Polly R. Shelton, unmarried, formerly Polly R. Shelton-Pace and filed for record on March 25, 1999, in Book 11400, Page 323, Register's Office for said County.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Page 117, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2508 Sherman Court, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of August, 2011.

Kristine Mains

State of Tennessee
County of Wilson

Personally appeared before me Kristine Mains, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2011.

Notary Public _____
My Commission Expires: 7-10-12

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122