WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Traci G. Winter	Peoples Home Equity, Inc.	160160B01200CO
(NAME)	(NAME)	
6172 BRENTWOOD CHASE Drive	213 Ward Circle, Suite 201	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027-0444	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Audra Davis and Matthew Davis, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Traci G. Winter, a married woman**, 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 Lot No. 12 on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Audra Davis and Matthew Davis, wife and husband by Deed from Silvia Rappaport, unmarried, dated 12/14/2001 and filed for record on 12/26/2001 in Instrument No. 20011226-0141815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to **(1)** All matters as set forth per Plat Book 9700, Pages 653 thru 941, **(2)** Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, **(3)** All Matters Set Out in Document Including But Not Limited to An Easement Easement to Metro Government of Nashville of record in Book 7902, Page 389, **(4)** Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement to Metro Government of Nashville of record in Book 8371, Page 320, **(5)** Stormwater Detention Agreement Easement to Metro Government of Nashville of record in Book 11115, Pages 281 and 286, **(6)** Charter of record in Instrument No. 20000524-0051842, all in the Register's Office for Davidson County, Tennessee.

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 ☐

Davidson County DEEDWARR
Recvd: 10/24/11 15:39 3 pgs
Fees:18.00 Taxes:1158.10
20111024-0082710

File No.: 01288-3219
SMG TN Warranty Deed

This is improved ☑ property, known as 6172 BRENTWOOD CHASE Drive, BRENTWOOD, TN 37027-0444
(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 our hands this 12th day of October, 2011.

Matthew Davis

Audra Davis

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 **Matthew Davis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of October, 2011.

Notary Public
My Commission Expires:

BLAKE E. WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES MAY 5, 2015

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 **Audra Davis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of October, 2011.

Notary Public
My Commission Expires:

BLAKE E. WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES MAY 5, 2015

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015