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

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068675 DEEDWARR
Recvd: 11/02/11 09:53 2 pgs
Fees:13.00 Taxes:481.00
20111102-0085206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane D. Simpson	Peoples Home Equity, Inc.	Map 162-6
(NAME)	(NAME)	
170 Delvin Drive	2685 N. Mt. Juliet Road	Parcel 331
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	
(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, **A. CAROLYN HANNAY, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE D. SIMPSON, UNMARRIED**, 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. 15 on the Plan of Bess Estates, Section I, of record in Plat Book 4460, page 154, 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 Jack H. Hannay and wife, A. Carolyn Hannay, by deed dated October 20, 1983, from Spencer L. Matthews and wife, Ann S. Matthews, of record in Book 6167, page 806, said Register's Office. Jack H. Hannay has since died, vesting title solely in A. Carolyn Hannay as the surviving tenant by the entirety.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 4460, page 154, said Register's Office; and (c) restrictive covenants of record in Book 4679, page 64, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 170 Delvin Drive, Antioch, Tennessee 37013
(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 26th day of OCTOBER, 2011.

A. Carolyn Hannay

A. Carolyn Hannay

STATE OF FLORIDA
COUNTY OF MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Carolyn Hannay, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRADENTON (City), FLORIDA (State) this 26th day of OCTOBER, 2011.

Commission expires:

Notary Public

CARMELO R. SOLARINO

