Return A:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077309 DEEDWARR
Recvd: 12/07/11 10:40 2 pgs
Fees:13.00 Taxes:449.55
20111207-0095448

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2011

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chiara M. Hurt	Peoples Home Equity, Inc.	049120A00700CO
(NAME)	(NAME)	
1716 Shorecrest Point	213 Ward Circle Ste 201	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maurice P. Angel and wife, Kimberly R. Angel, formerly known as Kimberly R. Watkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chiara M. Hurt**, 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. 7 on the plan of Prestwick Place, of record in Instrument Number 20040723-0088164, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maurice P. Angel, unmarried, and Kimberly R. Watkins, unmarried, by Warranty Deed from Ricky Earps dated October 7, 2004 and filed of record on October 25, 2004 in Instrument Number 20041025-0128106, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1716 Shorecrest Point, Whites Creek, TN 37189

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, has 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 our hands this 16 day of November, 2011

Maurice P. Angel

Kimberly R. Angel, f/k/a Kimberly R. Watkins

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Amelia

Personally appeared before me, the undersigned authority, **Maurice P. Angel and Kimberly R. Angel, formerly known as, Kimberly R. Watkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of November, 2011

Angela Royal
Notary Public

My commission expires: January 31, 2015

ANGELA R ROYAL
Notary Public
Commonwealth of Virginia
7500514
My Commission Expires Jan 31, 2015