BILL GARRETT, Davidson County
Trans:T20120016785 DEEDWARR
Recvd: 03/07/12 10:12 2 pgs
Fees:13.00 Taxes:594.78
20120307-0019957

After recording return to

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,750.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2012.

Notary Public
My commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

04-1201-54222

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| William Pettus | Peoples Home Equity, Inc. | 173-16-0-A-026 |
| 3424 Chandler Cove Way | 5205 Maryland Way, Suite 100 | |
| Antioch TN 37013 | Brentwood, TN. 37027 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fianalea K. Moss and David M. Moss, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Pettus, an unmarried man, hereinafter called the Grantees, their successors 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. 74, on the Plan of Hidden Creek, Phase I, Section I,, Phase 2 and Phase 3, Section I, of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fianalea K. Moss and David M. Moss by deed from Beazer Homes Corp. and d/b/a/ Phillips Builders, a Tennessee Corporation, dated January 27, 2005 and recorded February 1, 2005, of record in Instrument No. 20050201-001637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3424 Chandler Cove Way, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2012.

Fianalea K. Moss

David M. Moss

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fianalea K. Moss and David M. Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of February, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

