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

WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2012

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Binkley	Peoples Home Equity, Inc.	086080A02600CO
(NAME)	(NAME)	
2156 Strombury Dr.	2685 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN, 37122	
(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, **Richard P. Luttfring and wife, Cindy R. Luttfring**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa A. Binkley**, an unmarried woman, 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. 432 on the Plan of Camden Woods, Phase II PUD, of record in Plat Book 6900, page 735, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard P. Luttfring and Cindy R. Luttfring by Warranty Deed from Sophie Madondo, aka Sophie Modonodo Turner and S. Mondondo, and husband, Rossi BamBatta Turner, dated February 16, 2007 and filed on February 26, 2007 in Instrument Number 20070226-0023156, 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 ☒ property, known as 2156 Strombury Dr., Hermitage, TN 37076

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 1st day of June, 2012

BILL GARRETT, Davidson County
Trans:T20120050178 DEEDWARR
Recvd: 07/09/12 10:38 2 pgs
Fees:13.00 Taxes:647.50
20120709-0059974

Richard P. Luttfring by Cindy R. Luttfring his attorney in fact

Richard P. Luttfring

Cindy R. Luttfring

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Cindy R. Luttfring**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2012

Julie Berryman

Notary Public

My commission expires:
12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Cindy R. Luttfring, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard P. Luttfring, and who acknowledged that she executed the same as the free act and deed of the said Richard P. Luttfring, by virtue of a Power of Attorney, duly executed and appearing of record in Book M, page _____, said Register's Office.

*201207090059973

Witness my hand and official seal this 1st day of June, 2012.

Julie Berryman

NOTARY

My Commission Expires: 12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY