WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Elaine C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Barber	Peoples Home Equity, Inc.	11913007899
(NAME)	(NAME)	
3031 Louise Drive	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120937

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Tammy Mills and Marty Dillon and Deborah Watkins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony Barber and wife, Misty Barber**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 66 on the Plan of H.G. McNabb Subdivision as of record in Book 1130, page 64, Register's office for Davidson County, Tennessee.

Said Lot No. 66 fronts 65 feet on the West side of Louise Drive and runs back between lines 177.3 feet on the North line and 176.1 feet on the South line to a dead line in the rear on which it measures 65 feet.

BEING all of the same property conveyed to John C. Dillon and wife, Dorothy T. Dillon by Warranty Deed from Jesse V. Patterson and wife, Rachel E. Patterson, dated June 29, 1965 and filed of record in Book 3908, Page 109, Register's Office for Davidson County, Tennessee. The said John C. Dillon predeceased the said Dorothy T. Dillon, leaving the said Dorothy T. Dillon the surviving tenant by the entirety and sole owner of said land. The said Dorothy T. Dillon died intestate, a citizen and resident of Davidson County, Tennessee, on or about August 25, 2010, survived by Marty Dillon, Tammy Mills and Deborah Watkins, her sole and only heirs at law.

unimproved ☐

This is improved ☒ property, known as 3031 Louise Drive, Nashville, TN 37211

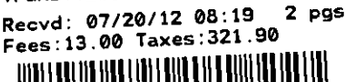
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120053416 DEEDWARR
Recvd: 07/20/12 08:19 2 pgs
Fees:13.00 Taxes:321.90



20120720-0063726

Witness our hands this 17th day of July, 2012.

Deborah Watkins

Tammy Mills

Marty Dillon

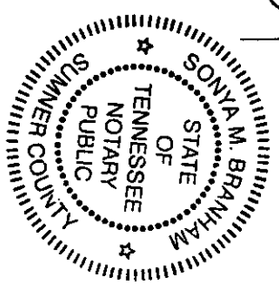
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tammy Mills and Marty Dillon and Deborah Watkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tammy Mills and Marty Dillon and Deborah Watkins executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2012.

Commission expires: 9-21-15



Notary Public