39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Tillery	Peoples Home Equity, Inc	172 04 0A 099.00
(NAME)	(NAME)	
228 Payson Court	213 Ward Circle Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, WE, Robert S. Cash, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Tillery and Ann T. Tillery, husband and wife, 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:

Being Lot No. 89 on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Cash, unmarried, by warranty deed of NVR, Inc. T/A Ryan Homes, a Virginia Corporation, of record in Instrument No. 20020614-0072439, said Register's Office.

Sherrie Wallace Cash, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2012 and subsequent years, a lien which is not yet due and payable. All matters as set on the Plan of record in Instrument NO. 20010920-0101749, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in Book 11189, page 612; Book 11356, page 815; and Book 11629, page 906, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Book 7461, page 773, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee. Easement for Access of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee. Easement for Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee. Quitclaim Deeds for Open Space of record in Book 11629, page 909 and Instrument #200004070035205, Register's Office for Davidson County, Tennessee. Homeowners' Association Charter of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee. All other easements and restrictions of record in said Register's Office. Rights of others in and to the common areas and elements of Highlands of Brentwood. Subject to lien for special assessments as contained in the By-Laws of Highlands Of Brentwood Homeowner's Association.

This property, known as 228 Payson Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20120059020 DEEDWARR
Recvd: 08/09/12 08:38 2 pgs
Fees:13.00 Taxes:721.50
20120809-0070937

Witness my/our hand(s) this 31st DAY OF July, 2012.

Robert S. Cash

Robert S. Cash

Sherri Wallace Cash

Sherri Wallace Cash

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Cash and Sherri Wallace Cash, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

