WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alison Brown	PEOPLES HOME EQUITY, INC.	14608003500
(NAME)	(NAME)	
4807 Merrill Lane	215 WARD CIRCLE, SUITE 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120070322 DEEDWARR
Recvd: 09/18/12 13:16 2 pgs
Fees:13.00 Taxes:773.30

20120918-0084787

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nicholas W. Spangler, husband and wife Rachael L. Spangler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gregory A. Mason, an unmarried man, and Alison R. Brown, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 53, on the plan of Section Two, Elysian Meadows Addition, of record in Plat Book 2663, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nicholas W. Spangler and Rachael L. Spangler, husband and wife by Deed from Jacqueline Watlington and husband, Greg R. Watlington, dated 01/30/2009 and filed for record on 02/03/2009 in Instrument 200902030009052, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 101, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4807 Merrill Lane, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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,

their heirs and/or 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 14th day of September, 2012.

Nicholas W. Spangler

Rachael L. Spangler

State of Tennessee
County of Williamson

Personally appeared before me Nicholas W. Spangler and Rachael L. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2012.

Notary Public Escrow Officer
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067