	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, this the 19th day of September, 2012. Notary Public My commission expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paschal M. Dossey	Peoples Home Equity, Inc. 2685 N. Mt. Juliet Rd Mt. Juliet, TN 37122	**161-11-0-A-108.00CO**
485 Huntington Ridge Dr.		
Nashville, TN 37211		

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,

Justin MacCrimmon, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paschal M. Dossey, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 108, on the Plan of Revision One Huntington Ridge, Townhouse Condominiums, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 4729, Page 687, as amended in Book 4889, Page 905, and as further amended in Book 5394, Page 243, and as shown on the plan of record in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin MacCrimmon by deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument 200908310081458, Register's Office for Davidson County, Tennessee, dated August 27, 2009.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 485 Huntington Ridge Dr., Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20120072993 DEEDWARR
Recvd: 09/27/12 10:47 2 pgs
Fees:13.00 Taxes:536.50

20120927-0088000

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 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF September 19, 2012:

Justin MacCrimmon

STATE OF ~~TENNESSEE~~ NY)
) GY
COUNTY OF ~~WILLIAMSON~~ NY)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Justin MacCrimmon, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this the ~~19th~~ 21st day of September, 2012.

GY

My Commission Expires:_____

Notary Public

GEORGE H. FALLER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN KINGS COUNTY
REG. #01FA6225990
MY COMM. EXP. 08/02/2014

20120323R