BILL GARRETT, Davidson County
Trans:T20120074339 DEEDWARR
Recvd: 10/02/12 11:20 2 pgs
Fees:13.00 Taxes:395.90

20121002-0089689

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-2015

(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave G. Douglas, married	People's Home Equity, Inc. (NAME)	05302008600
1609 Merritt Street #B (ADDRESS)	5205 Maryland Way, Ste. 100 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mike Suggs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dave G. Douglas, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING UNIT B AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AND BY LAWS FOR FAIRWAY VIEW TOWNHOMES, PHASE ONE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS RECORDED IN INSTRUMENT NO. 20110421-0030846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO SAID INSTRUMENT FOR A MORE COMPLETE AND BINDING LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED MIKE SUGGS BY DEED FROM ROBERT H. WALDSCHMIDT, TRUSTEE IN BANKRUPTCY FOR JASON RONALD HARRIS OF RECORD BY INSTRUMENT NO. 20101102-0087654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

CAMDEN SUGGS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MIKE SUGGS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121002-0089688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved ( ) improved (X) property, known as 1609 Merritt Street #B, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 27th day of September, 2012.

WARRANTY DEED
(Continued)

Mike Suggs

By: _____
Camden Suggs, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of September, 2012, before me personally appeared Camden Suggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mike Suggs and acknowledged that such person executed the same as the free act and deed of Mike Suggs.

_____
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste. 100
Mt. Juliet, TN 37122