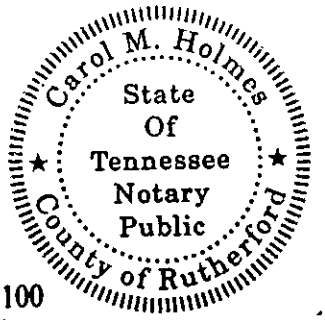
WARRANTY DEED



RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1312

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Leanne Mulligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2012.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leanne Mulligan	Peoples Home Equity Inc.	161010A04700CO
(NAME)	(NAME)	
5322 Edmondson Pike #6	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120077063 DEEDWARR
Recvd: 10/10/12 13:45 2 pgs
Fees:13.00 Taxes:303.40
20121010-0092917

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, I, **Rose Ann Watkins, Trustee**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Leanne Mulligan, an unmarried woman**, hereinafter called the GRANTEE(S), her 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 Unit No. 5316-3 along with Garage No. 12, as shown on the plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Rose Ann Watkins by Deed from William Wallace Watkins, dated 10/06/2005 and filed for record on 10/06/2005 in Instrument 200510060120984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rose Ann Watkins, Trustee and her successors in trust of The Rose Ann Watkins Revocable Living Trust by Deed from Rose Ann Watkins, a single woman, dated 05/19/2010 and filed for record on 05/20/2010 in Instrument 201005200038960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 4675, Page 65; 2. Master Deed and By-Laws filed for record in Book 6612, Page 75; 3. Appointment of Successor Trustee regarding Master Deed of record in Book 11460, Page 631; 4. All matters set out in document including but not limited to an easement of record in Book 6461, Page 530; 5. Lease of record in Book 5114, Page 39; 6. Charter of record in Book 6625, Page 510, 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 5316 Edmondson Pike, Unit 3, 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), her 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 my hand this 5th day of October, 2012.

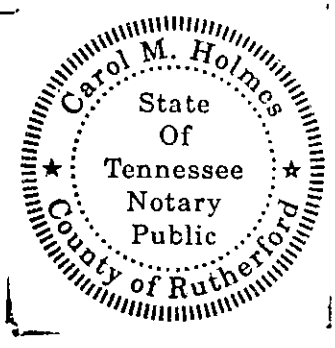
Rose Ann Watkins, Trustee
Rose Ann Watkins

State of Tennessee
County of Rutherford

Personally appeared before me Rose Ann Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2012.

Carol M Holmes
Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016



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Murfreesboro, TN 37129