Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **October, 2012** Connie J. Buchanan Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Ducharme	Peoples Home Equity, Inc.	165130A16500CO
(NAME)	(NAME)	
4005 Pepperwood Drive	5205 Maryland Way #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Dorothy H. Ailey, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deborah Ducharme, an unmarried person**, 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:

Land of Davidson County, Tennessee, being Lot No. 423 on the Plan of Peppertree Forest, Section Nine, P.U.D. of record in Plat Book 7900, page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edwin R. Ailey and wife, Dorothy H. Ailey by Warranty Deed from Allen Earps and wife, Betty Earps, dated June 29, 1995 of record in book 9717, page 564, Register's Office of Davidson County, Tennessee. Edwin R. Ailey died a resident of Davidson County, Tennessee on March 22, 2010, leaving Dorothy H. Ailey as the surviving Tenants by the Entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 4005 Pepperwood Drive, Antioch, TN 37013

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, has 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 our hands this **10th** day of **October, 2012**

BILL GARRETT, Davidson County
Trans: T20120078865 DEEDWARR
Recvd: 10/17/12 10:17 2 pgs
Fees: 13.00 Taxes: 351.50

20121017-0095128

Dorothy H. Ailey

Dorothy H. Ailey a/k/a Dorothy Holland Ailey
by Judith K. Bumgarner, Attorney in Fact

by Judith K. Bumgarner
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Judith K. Bumgarner, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dorothy H. Ailey a/k/a Dorothy Holland Ailey, and who acknowledged that she executed the same as the free act and deed of the said Dorothy H. Ailey a/k/a Dorothy Holland Ailey, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument Number 20121017.0095127 said Register's Office.

Witness my hand and official seal this 10th day of July, 2012.

NOTARY

My Commission Expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON