When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120079273 DEEDWARR
Recvd: 10/18/12 11:05 2 pgs
Fees:13.00 Taxes:369.26
20121018-0095642

05-1207-65670

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $99,800.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public
My commission expires: 9/22/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Matty Anderson 1986 Shaylin Loop Antioch TN 37013	Peoples Home Equity Inc 213 Ward Circle, Ste 201 Brentwood, TN 37027	173-05-0-A 089.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barney R. James, Jr., unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matty Anderson, unmarried hereinafter called the Grantees, their successors 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 Lot No. 89, on the plan of Barnes Crossing, Phase One, of record in Instrument No. 20050721-0084791; rerecorded in Instrument No. 20050805-0092480; amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Barney R. James, Jr. by deed from Ole South Properties, Inc., a Tennessee corporation, dated April 26, 2007, recorded May 1, 2007, of record in Instrument No. 20070501-0051949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1986 Shaylin Loop, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BJ BJ SC AIF

WITNESS my hand this 28th day of September, 2012.

x Barney R. James Jr. By Staci Coleman Attorney in Fact

Barney R. James, Jr. By: Staci Coleman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Staci Coleman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Barney R. James, Jr., and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee, this 28th day of September, 2012.

Rachelle Caudill
Notary Public

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/22/2014