WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084111 DEEDWARR
Recvd: 11/05/12 09:16 2 pgs
Fees:13.00 Taxes:814.00
20121105-0101429

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$225,000.00~~ 220,000.00

Affiant

Subscribed and sworn to before me this 31st day of OCTOBER, 2012

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MacKenzie Fairhead	Peoples Home Equity, Inc.	118-05-OA-019.00CO
940 Gale Lane #121	150 N. Seven Oaks	
Nashville, TN 37204	Knoxville, TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susannah C. Culbertson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MacKenzie Fairhead**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Building 5, Apartment B, St Martin Square, now known as 12 South Towers, as shown on plat of record in Book 4460, page 186, amended in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susannah C. Culbertson, unmarried, by deed from Shonda M. York, unmarried, on July 25, 2005, of record in Instrument Number 20050729-0089005, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 186, amended in Instrument Number 20031107-0163683, Register's Office County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4611, page 682; Book 4611, page 692; Book 4710, page 244; and Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.

This is improved property known as: **940 Gale Lane #121, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2012.

Susannah C. Culbertson
Susannah C. Culbertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susannah C. Culbertson, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2012

My commission expires 12/6/15

Notary Public

