WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/13 11:53 2 pgs
Fees:13.00 Taxes:536.13
20130109-0002868

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,900.00.**

Affiant

Subscribed and sworn to before me this 7th day of January, 2013.

Notary Public
My Commission expires: 1-6-2015
(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:
Shannon Southern	Peoples Home Equity, Inc	163-02-0-049.00
4457 Winton Drive	213 Ward Circle, Ste. 201	
Antioch, TN 37013	Brentwood, TN 37027	

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, **James Jansen and Dana Jansen, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shannon Southern and Tiffany Southern, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 100 on the plan of Hickory Highland Place, Section 2, Phase 1, of record in Instrument Number 19991223-0306510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Jansen and Dana Jansen, married, by deed from The Secretary of Housing and Urban Development, on September 14, 2010, of record in Instrument Number 20100916-0073657, 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 Instrument Number 19991223-0306510 and Instrument Number 19991223-0306511, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11103, page 990; Book 11667, page 310; Book 10421, page 239; Book 11306, page 572; and Instrument Number 20000210-01010122, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4457 Winton Drive, Antioch, TN 37013**

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 January 7, 2013.

James Jansen by Kirk Whitworth as attorney-in-fact

James Jansen
by Kirk Whitworth, attorney-in-fact

Dana Jansen by Kirk Whitworth as attorney-in-fact

Dana Jansen
by Kirk Whitworth, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kirk Whitworth, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/herself oath acknowledged himself/herself to be the Attorney-in-fact for James Jansen and Dana Jansen, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Jansen and Dana Jansen the bargainor(s), by the said Kirk Whitworth, as Attorney-in-Fact.

WITNESS my hand and seal, this 7th day of January, 2012.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY