WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Robert G. Homsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DALLY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20130002772 DEEDWARR
Recvd: 01/10/13 13:15 2 pgs
Fees: 13.00 Taxes: 314.50
20130110-0003321

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Homsley	Peoples Home Equity, Inc.	15005001600
(NAME)	(NAME)	
2649 Forest View Dr.	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James C. Wright and wife, Elaine K. Wright**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Homsley, an unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 146 on the plan of Forest View Park, Section I, as shown on plat of record in Plat Book 3700, Page 109 and 110, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to James C. Wright and Elaine K. Wright by Quit Claim Deed from Guy T. Wright and Shirley C. Wright, Trustees, under the revocable Wright Living Trust, dated January 17, 2001, dated December 15, 2008, filed of record on December 15, 2008, in Instrument No. 20081215-0120145, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 3700, Page 109 and 110; Covenants, conditions, restrictions, and easements of record in Book 4115, Page 679, in the aforesaid Register's Office; and the 2012 County Taxes.

unimproved ☐

This is improved ☒ property, known as 2649 Forest View Dr., Antioch, TN 37013
(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 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, 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 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 5th day of December, 2012.

James C. Wright by Guy T. Wright his attorney in fact

Elaine K. Wright by Guy T. Wright his attorney in fact

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Guy T. Wright, as Attorney-in-Fact for and on Behalf of James C. Wright and Elaine K. Wright, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for an on behalf of James C. Wright and Elaine K. Wright, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of James C. Wright and Elaine K. Wright.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of December, 2012.

Commission expires:
5/17/2014

Notary Public

