File No. 130064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-26-16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130021853 DEEDWARR
Recvd: 03/18/13 11:54 2 pgs
Fees:13.00 Taxes:477.30
20130318-0026527

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drue Barnes	Peoples Home Equity Inc.	043-15-O-121.00
(NAME)	(NAME)	
118 Larkin Springs Rd.	750 Old Hickory Blvd, Suite 1-285	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, WE, Devin K. Miller and wife, April L. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drue Barnes and wife, Kristin S. Barnes, 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 lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record as Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 5 of the Reed & Jenkins Subdivision, of record in Plat Book 843, Page 73, said Register's Office and being more particularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 4 and the northeasterly corner of the herein described;

Thence, with said right-of-way line, S 7 deg. 47' 21" W, 49.68' to an iron pin new, being the northeasterly corner of Lot 6;

Thence, with the northerly line of Lot 6, N 83 deg. 09' 30" W, passing at 215.69' a witness pin new, a total distance of 220.69' to a point in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, N 7 deg. 30' 22" E, 48.40' to an iron pin new at the southwesterly corner of the aforementioned Lot 4;

Thence, S 83 deg. 29' 21" E, 220.95' to the POINT OF BEGINNING and containing 10,827 square feet or 0.249 acres, more or less.

BEING the same property conveyed to Devin K. Miller and wife, April L. Miller, by Warranty Deed from Randy Tobitt and wife, Misty Tobitt, and Eric J. Lesueur and wife, Jerri Dawn Lesueur, dated 1/31/08 and recorded 2/25/08 in Instrument No. 20080225-0018469, in the Register's Office of Davidson County, Tennessee.

Subject to the plan of record in Plat Book 843, page 73, said Register's Office.

File No. 130064

unimproved ☐

This is improved ☒ property, known as 118 Larkin Springs Rd., Madison, TN 37115

(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 11th day of March, 2013.

Devin K. Miller

April L. Miller

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 Devin K. Miller and wife, April L. Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2013.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016