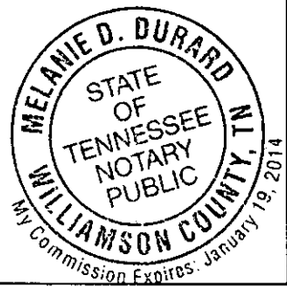
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026695 DEEDWARR
Recvd: 04/02/13 15:01 2 pgs
Fees:13.00 Taxes:813.63
20130402-0032520



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin A. Lyons	Peoples Home Equity, Inc.	171-03-0-B-144.00 CO
(NAME)	(NAME)	
641 Old Hickory Blvd. #61	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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, **Andrew H. DuPerrieu and Catherine W. DuPerrieu, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin A. Lyons, unmarried, and Hayley E. Martin, unmarried,** 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 Unit No. 60 on the Plan of Townhomes of Fredericksburg, Phase One, Section Three, a Planned Unit Development, of record in Book 9700, page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lara A. Racster, unmarried, by Warranty Deed from Sandra Y. Baker, unmarried, dated March 21, 2003, of record in Instrument No. 20030324-0038280, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated January 9, 2012, of record in Instrument No. 20120111-0002742, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Andrew H. DuPerrieu and Catherine W. Blythe by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated May 29, 2012, of record in Instrument No. 20120605-0049019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, page 485; Book 9700, page 534; and boundary plat of record in Book 9700, page 509; Restrictions of record in Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10628, page 517; and Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596;
By-Laws of record in Book 10126, page 486 and Book 10275, page 959; Articles of Incorporation/Charter of record in Book 10126, page 430 and Book 11550, page 529; Easement for sewers, storm drainage and water main of record in Book 7358, page 643; Easement for sewer and/or storm drainage of record in Book 7993, page 269 and Book 9607, page 431; Deed to State of Tennessee and easement for drainage facility of record in Book 7851, page 712; Dedication of site drainage of record in Book 10012, page 756; Amenities area of record in Book 7900, page 807; Deed of conveyance to Metro for water main of record in Book 9698, page 81; Deed of conveyance to Metro for sewer of record in Book 9698, page 124; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Blvd. #61, Brentwood, TN 37027

(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 29th day of March, 2013.

Andrew H. DuPerrieu

Catherine W. DuPerrieu, by Andrew H. DuPerrieu, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew H. DuPerrieu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of March, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew H. DuPerrieu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Catherine W. DuPerrieu, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Catherine W. DuPerrieu, the within named bargainor by the said Andrew H. DuPerrieu as such Attorney-in-Fact.

Witness my hand and official in Franklin, Tennessee, this 29th day of March, 2013.

Notary Public

My commission expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014