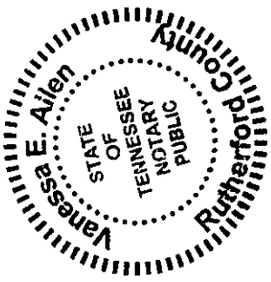
WARRANTY DEED

File #13033220



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Bailey		148-8-149
(NAME) 4404 Dowdy Drive	(NAME) People's Home Equity	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 245 Ward Circle Ste 101 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, I/WE, **Brenda Gail Brown, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Bailey,** 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:

Being Lot No. 29, on the plan of Section Thirteen Hazelwood, as the same appears of record in Plat Book 4595, Page 98, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

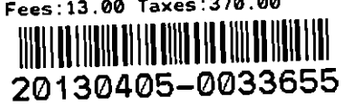
Being the same property conveyed to James Douglas Brown and Brenda Gail Brown by deed from Larry D. Lampley and wife, Brenda L. Lampley, dated 12-7-79, of record in Book 5541, Page 903, said Register's Office. **The said James Douglas Brown having since died on 01/30/2010, vesting title solely in Brenda Gail Brown.**

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable; Any and all matters as set forth in the plat of record in Plat Book 4595, Page 98, said Register's Office.; Restrictive Covenants as of record in Book 4562, Page 138, made applicable in Book 4657, Page 258 and re-recorded in Book 4750, Page 91, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4404 Dowdy Drive, 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.

BILL GARRETT, Davidson County
Trans:T20130027693 DEEDWARR
Recvd: 04/05/13 08:39 2 pgs
Fees:13.00 Taxes:370.00



20130405-0033655

Witness our hands this 28th day of March, 2013.

Brenda Gail Brown

Brenda Gail Brown

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Brenda Gail Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of March, 2013.

Commission expires:

Vanessa E. Allen Notary Public Rutherford Co. STATE OF TENNESSEE NOTARY PUBLIC

Vanessa E Allen

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130