WARRANTY DEED

ET-13-2904

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Kathleen A Swancer
Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2013.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen A. Swancer	Peoples Home Equity, Inc.	
1707 D'ville Drive	(NAME) 215 Ward Circle, Suite 101	13501003300
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHY MCKEE, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN A. SWANCER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 162, TOWN PARK ESTATES, as shown on plat of record in Plat Book 3300, Pages 64 and 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathy McKee, a single woman by Warranty Deed from Stephen R. Parr, a single man, recorded on the 9th day of June, 2008 in Instrument No. 20080609-0059401, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including but not limited to the following:
Taxes and assessments for the year 2013 and subsequent years a lien, not yet due and payable; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3400, Page 120, amended in Book 3436, Page 43; Avigation Easement and Contract recorded in Book 9713, Page 371, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1707 D'ville Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of April, 2013.

Kathy McKee
Kathy McKee

BILL GARRETT, Davidson County
Trans:T20130033504 DEEDWARR
Recvd: 04/24/13 09:50 2 pgs
Fees:13.00 Taxes:410.70
20130424-0040589

STATE OF Tennessee

COUNTY OF Wilson

On this the 15th day of April, 2013, before me personally appeared Kathy McKee, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2013.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520