Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130053562 DEEDWARR
Recvd: 06/25/13 08:43 2 pgs
Fees:13.00 Taxes:669.33
20130625-0064975

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $180,900.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 18th day of June, 2013.

Notary Public
My commission expires:

TY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 7/2015

06-1305-75180

Address of New Owner:	Send Tax Bills to:	Tax Information
Wesley T. Gainer 2109 Paula Drive Madison TN 37115	Peoples Home Equity Inc. 213 Ward Circle, Ste. 201 Brentwood, TN 37027	034-03-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Rogers, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wesley T. Gainer,** an unmarried man, hereinafter called the Grantees, their successors 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. 250, on the Plan of Shepherd Hills, Section 4, of record in Book 2854, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick R. Fuller and Rose M. Fuller, husband and wife by deed from Bonnie Grundy, unmarried, dated March 31, 2011, recorded April 6, 2011, of record in Instrument No. 20110406-0026517, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kyle Rogers, unmarried by deed from Frederick R. Fuller and Rose M. Fuller, dated April 12, 2012, recorded April 25, 2012, of record in Instrument No. 20120425-0035274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2109 Paula Drive, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18 day of June, 2013.

Kyle Rogers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle Rogers , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 18 day of June, 2013.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
M. EXP. 12/27/15

My Commission expires

12-27-15