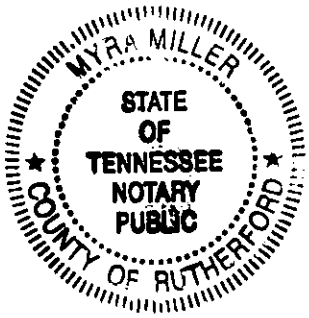
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055040 DEEDWARR
Recvd: 06/28/13 12:40 2 pgs
Fees:13.00 Taxes:462.50
20130628-0066811



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/23/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad G. Anderson	Peoples Home Equity, Inc.	176-02-O-038.00
(NAME)	(NAME)	
5017 Trailwater Drive	2685 North Mount Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1664	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joshua K. Nikkel and Victoria E. Nikkel, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brad G. Anderson, an Unmarried Man**, hereinafter called the GRANTEE(S), their heirs and/or 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 260, Section 15, PEPPERTREE FOREST, of record in Plat Book 7900, Page 574, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description.

Being the same property conveyed to Joshua K. Nikkel and Victoria E. Nikkel, husband and wife by Deed from Jimmy E. Allen, Jr. and GuySkinny LLC, dated 07/13/2010 and filed for record on 07/16/2010 in Instrument 20100716-0055860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 9036, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5017 Trailwater Drive, Antioch, TN 37013-1664
(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/or 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/or 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 24th day of June, 2013.

Joshua K. Nikkel

Victoria E. Nikkel

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua K. Nikkel and Victoria E. Nikkel**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of June, 2013.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~RETURN TO~~:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122