WARRANTY DEED

File #13053360

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Janice Scurlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2013.

Vanessa E Allen
Notary Public

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

Rutherford County Tennessee Notary Public State Of Vanessa E Allen

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
Janice Scurlock	Peoples Home Equity, Inc.	64-16-D 139CO
(NAME)	(NAME)	
2304 Crescent Valley Place	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	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, **Creola Whidden, an unmarried person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice Scurlock, an unmarried person,** 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. 162, on the plan of Truxton Park Section Three, as the same appears in plat of record in Instrument No. 20011024-0116272, 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 Creola Whidden, an unmarried person, by deed from Karen Hoppe now Burnett, Married, dated 07/24/06, of record in Instrument No. 20060804-0095535, said Register's Office.

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 Instrument No. 20011024-0116272, said Register's Office.; Charter of record in Instrument No. 200011010108603, said Register's Office.; QC Deed to Homeowner's Association for common area of record in Instrument No. 20050311-0027266, said Register's Office.; Utility easement to Cumberland Utility District of record in Deed Book 4910, Page 838, said Register's Office.; Ingress and egress rights described of record in Deed Book 5699, Page 537, said Register's Office.; Stormwater Detention Agreement of record in Instrument No. 20008240083612, said Register's Office.; Declaration of Covenants of record in Instrument No. 20001030-0107559 and supplemented of record in Instrument No. 20020123-0009419, said Register's Office.; By-Laws of record in Instrument No. 20001101-0108604, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2304 Crescent Valley Pl., Hermitage,TN,37076**

(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:T20130056327 DEEDWARR
Recvd: 07/02/13 14:07 2 pgs
Fees:13.00 Taxes:573.50

20130702-0068388

Witness our hands this 27th day of June, 2013.

Creola Whidden

Creola Whidden

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Creola Whidden , 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 27th day of June, 2013.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

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