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

BILL GARRETT, Davidson County
Trans:T20130059596 DEEDWARR
Recvd: 07/12/13 13:43 2 pgs
Fees:13.00 Taxes:542.05
20130712-0072367

WARRANTY DEED

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel C. Hansen	Peoples Home Equity, Inc.	114120A10600CO
(NAME)	(NAME)	
150 Stonecrest Dr.	2685 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Teresa A. Ross**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rachel C. Hansen and husband, Matthew Hansen, 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Teresa A. Ross by deed from Marquis Homes, LLC dated June 27, 2008 of record in Instrument No. 20080716-0072849, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 150 Stonecrest Dr., Nashville, TN 37209

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, has 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.

Witness our hands this **1st** day of **July, 2013**

X _____
Teresa A. Ross

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, Teresa A. Ross, the within named bargainor, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledge that ~~she/he/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of July, 2013

X _____
Notary Public

My commission expires: MAY 26, 2016

CANDY MOJICA
Commission # 1976659
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2016