WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

X _____
Affiant

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

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Matthew M. Taylor	People's Home Equity, Inc.	041010a09200co
(NAME)	(NAME)	
5144 Ryan Allen Circle	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter Alan Brewster and Rebecca K. Brewster, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew M. Taylor and Claudette Taylor, Husband and Wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Cobblestone Creek Phase Two-"First Revision" of record as Instrument No. 20060612-0069609, Register's Office for Davidson County, Tennessee, of which plat reference is made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association, by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 12/10/09 and recorded 12/17/09 of record in Instrument No. 20091217-0114890, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Walter Alan Brewster and Rebecca K. Brewster, husband and wife, as tenants by the entirety by Special Warranty Deed from Federal National Mortgage Association dated June 25, 2012, of record in Instrument No. 20120703-0058442, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF COBBLESTONE CREEK, PHASE TWO-"FIRST REVISION", OF RECORD IN INSTRUMENT NO. 20060612-0069609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20130063651 DEEDWARR
Recvd: 07/25/13 15:01 2 pgs
Fees:13.00 Taxes:588.30
20130725-0077308

unimproved ☐

This is improved ☑ property, known as 5144 Ryan Allen Circle, Whites Creek, TN 37189
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 24th day of July, 2013.

Walter Alan Brewster by Rebecca K. Brewster
Attorney in Fact

Rebecca K. Brewster

Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Rebecca K. Brewster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Walter Alan Brewster, acting as that person's agent and attorney in fact, and the said Rebecca K. Brewster acknowledged that she executed the foregoing instrument as agent and attorney in fact for Walter Alan Brewster for the purposes therein contained.

WITNESS my hand and seal, this 24th day of July, 2013.

My Commission Expires:
3-3-2014

Notary Public,

DEANIE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Rebecca K. Brewster, to me known, (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, this 24th day of July, 2013

My Commission Expires: 3-3-2014

Notary Public

DEANIE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY