BILL GARRETT, Davidson County
Trans:T20130067259 DEEDWARR
Recvd: 08/06/13 09:59 2 pgs
Fees:13.00 Taxes:280.46

20130806-0082085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 75,800.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CYNTHIA WASHINGTON	**PEOPLES HOME EQUITY**	**175020B00400CO**
1506 SPRUCEDALE DRIVE	**2203 MCKINLEY RD, STE 130**	
ANTIOCH, TN 37013	**JOHNSON CITY, TN 37604**	

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 ACKNOWLEDGE, WE,

MARCIA L. HOLLON, SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CYNTHIA WASHINGTON, AN UNMARRIED WOMAN

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 all of Unit No. 104 (One Hundred Four) on the plan of Old Hickory Commons, Section I, a Planned Unit Development, according to plat and survey as shown as Exhibit D to the Master Deed appearing of record in Instrument Number 20080317-0026338, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Marcia L. Hollon, single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 09/16/2008 recorded on 09/25/2008 in Instrument No. 20080925-0097618 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1506 SPRUCEDALE DRIVE, ANTIOCH, TN 37013.

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 in 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 my/our hand(s) this 31st day of July, 2013.

Marcia L. Hollon
MARCIA L. HOLLON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARCIA L. HOLLON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY