WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

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

Notary Public

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

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Janice Haynes	Peoples Home Equity, Inc.	Parcel ID:
3401 Anderson Rd; #121	5205 Maryland Way; Ste 100	136150B15600CO
Antioch, TN 37013	Brentwood, TN 37027	

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, we

Lehman Cooper, Administrator c.t.a of The Estate of Carolyn Florentino

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Janice Haynes , 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:

Land in Davidson County, Tennessee, being Unit No. 121, on the Plan of Smith Springs Townhomes, Phase 3, of record in Instrument 20040319-0031383, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carolyn Florentino, a single woman, by deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument 20051005-0119741, said Register's Office. The said Carolyn Florentino died intestate on April 2, 2012. The Grantor herein executes this instrument as Administrator c.t.a. of The Estate of Carolyn Florentino pursuant to the Order Approving Contract for Sale of Real Property, of record in the Probate Court of Davidson County, Tennessee, File No. 12P-1400.

This conveyance is subject to Restrictions and By-Laws of record in Book 11666, Page 151; Instrument 20010730-0080392; Instrument 20030115-0006563; Instrument 20050301-0022516; Book 11666, Page 191; and Rules and Regulations of record in Instrument 20110816-0063130, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040319-0031383, said Register's Office; (3) Storm Water Detention Agreement of record in Book 11540, Page 482, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3401 Anderson Rd; #121, 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 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 my hand this 27th day of August, 2013.

The Estate of Carolyn Florentino

By: _____
Lehman Cooper, Administrator c.t.a.

BILL GARRETT, Davidson County
Trans:T20130074873 DEEDWARR
Recvd: 08/29/13 11:04 2 pgs
Fees:13.00 Taxes:333.00

20130829-0091283

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lehman Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Administrator c.t.a. of The Estate of Carolyn Florentino, and as such Administrator c.t.a, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Alsip, IL, this 26 day of August, 2013.

My Commission Expires: 12-13-2016

Marta M. Toro
Notary Public

OFFICIAL SEAL
MARTA M TORO
Notary Public - State of Illinois
My Commission Expires Dec. 13, 2016