WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica Gehle	People Home Equity. Inc	
(NAME)	(NAME)	
104 Laurel Hill Drive	5205 Maryland Way #100	064130B04500CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-4253	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Allen Spicher Jr. and Angela Rae Metcalf, Heirs of The Estate of Patricia Hayes**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Erica Gehle, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 104, as shown the Plan of Laurel Hill Courtyard Homes, formerly The Villages at Southfork, Phase I, as of record in Book 6900, Page 573, a Horizontal Property Regime, as further described in the Master Deed and By-Laws of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and in Book 8199, Page 779, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Patricia Hayes, unmarried by Deed from Lisa A. Bullington, unmarried, dated 08/26/2003 and filed for record on 09/18/2003 in Instrument 200309180138219, Register's Office for Davidson County, Tennessee. The said Patricia Hayes died intestate on October 13, 2011. The Grantors herein are the sole remaining heirs at law of Patricia Hayes, as evidence in the Affidavit of Heirship being filed simultaneously herein.

All matters as set forth per Book 6900, Page 573, said Register's Office.

Master Deed of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and in Book 8199, Page 779, said Register's Office.

Stormwater Detention Agreement of record in Book 6566, Page 208, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Robert Allen Spicher, Jr. and Robert A. Spicher, Jr. are one in the same person.

BILL GARRETT, Davidson County
Trans: T20130076553 DEEDWARR
Recvd: 09/04/13 15:18 2 pgs
Fees: 13.00 Taxes: 325.60

20130904-0093330

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

Power of Attorney in Instrument # 20130904-0093329, Register's Office said County.

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Laurel Hill Drive, Old Hickory, TN 37138-4253
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 30th day of August, 2013.

Robert A. Spicher Jr. by Angela Rae Metcalf his Atty infact Angela Rae Metcalf

Robert A. Spicher Jr. by Angela Rae Metcalf his atty infact

Angela Rae Metcalf

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Angela Rae Metcalf the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August, 2013.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My Commission Expires: 8/3/15

State of Tennessee
County of Wilson

On this 30th day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Angela Rae Metcalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert A. Spicher, Jr. (aka Robert Allen Spicher, Jr.), and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122