WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130079246 DEEDWARR
Recvd: 09/12/13 13:40 2 pgs
Fees:13.00 Taxes:451.40
20130912-0096400

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $132,000.00.

Affiant

Subscribed and sworn to before me this 30 day of August, 2013

Notary Public
My Commission expires: 11-3-16
(Affix Seal)

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Courtney Pentecost	Peoples Home Equity	16206036600
133 Ocala Drive	150 N. Seven Oaks	
Antioch, TN 37013	Knoxville, TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyle Cannon and wife, Shelly Cannon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney Pentecost, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 50, THE PLAN OF BESS' ESTATES, SECTION ONE, as shown on plat of record in Plat Book 4460, Page 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle Cannon and wife, Shelly Cannon from Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13, by Home Loan Services, Inc, as Attorney-in-Fact by Special Warranty Deed on January 7, 2010, of record in Instrument Number 20100126-0006492, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4753, Page 30 and Book 4679, Page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: **133 Ocala Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2013.

Kyle Cannon

Shelly Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Cannon and wife, Shelly Cannon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 7/6/15

Notary Public

