WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082868 DEEDWARR
Recvd: 09/25/13 10:29 2 pgs
Fees:13.00 Taxes:740.00

20130925-0100654

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (PB)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $200,000.00.

Affiant

Subscribed and sworn to before me this 20 day of September, 2013

Notary Public
My Commission expires: 8/23/16
(Affix Seal)

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:
Erin Mackenzie Mason	Peoples Home Equity, Inc.	091-08-0-225.00
4402 Illinois Avenue	5205 Maryland Way, Ste. 100	
Nashville, TN 37209	Brentwood, TN 37027	

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, **Mark Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erin Mackenzie Mason, unmarried and John M. Griffin, unmarred both as joint tenants with full rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
Being Lot No. 305 and the west 15 1/2 feet of Lot No. 303, Block 44 Plan No. 1 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of lot adjoin and front together 40.5 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mark Hamilton, by deed from David Longworth, on May 15, 2003, of record in Instrument Number 20030522-0069983, 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 Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4402 Illinois, Nashville, TN 37209**

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 September 20, 2013.

Mark Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 20, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY