Davidson County DEEDWARR
Recvd: 09/27/13 14:52 2 pgs
Fees:13.00 Taxes:617.90
20130927-0101964

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$167,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 24th DAY OF September, 2013.
|NOTARY PUBLIC:
|MY ~~COMMISSION~~ EXPIRES: 1-6-14
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Lanier 1648 Cumberland Station Blvd. Madison, TN. 37115	Peoples Home Equity, Inc. 150 N. Seven Oaks Knoxville, TN 37922	Map 053 09-0-B Parcel 13.00

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,

William H. Jones and wife, Michele H. Jones

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kathleen Lanier, married

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 located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 13 of Section One of Cumberland Station at Wilson Camp, as of record in Instrument No. 20011090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William H. Jones and wife, Michele H. Jones by Deed from James M. Agee, Jr. and wife, Wanda G. Agee dated 4/27/2006 of record in Instrument Number 20060502-0050511, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record Instrument Number 20011090109759, Register's Office for Davidson County, Tennessee.
4) Property is subject to restrictions of record in Instrument No.200110150112096 and amended in Instrument No. 200209190114055 and in Book 10585, page 496, and the By-Laws, if any, including liens for assessments contained therein, said Register's Office
5) Property is subject to Sewer/Storm Drainage easement to Metro recorded in Book 3641, Page 253, said Register's Office
6) Property is subject to Utility Easement to Madison Suburban Utility recorded in Book 3281, Page 596, said Register's Office.
7) Property is subject to cemetery Easement of record in Deed Book 10585, Page 496-500, said Register's Office.
8) Conveyance to HOA for Common Area and Open Space recorded in instrument No. 200111260128251, said Register's Office.
9) Dedication of Highway recorded in Book 660, Page 611, said Register's office.

This is improved property known as: **1648 Cumberland Station Blvd., Madison, TN. 37115**
(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 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 our hand(s) this 24th day of September, 2013.

William H. Jones

Michele H. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William H. Jones and Michele H. Jones, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2013.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY