WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084507 DEEDWARR
Recvd: 10/01/13 08:43 2 pgs
Fees:13.00 Taxes:592.00
20131001-0102654

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $160,000.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2013

Notary Public
My Commission expires: 8/19/14
(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:
Alisha M. Brown	Peoples Home Equity Inc.	149070B04600 CO
1236 Canyon Ridge Court	5205 Maryland Way Suite 100	
Antioch, TN 37013	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, **Donald T. McGee Sr. and Clarissia D. McGee, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alisha M. Brown, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 216 on the plan of Final Plat of Canyon Ridge, Phase Two, of record in Book 9700, page 805, and amended in Instrument Number 20031124-0170362, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald McGee Sr. and Clarissia McGee, husband and wife, from PMD Properties, LLC, by deed on June 25, 2010, of record in Instrument Number 20100706-0052688, 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:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 9700, page 805, and amended in Instrument Number 20031124-0170362, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20031002-0145846; and 20031218-0180508; and 20041008-0121636, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030115-0006324, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20041006-0120674, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20041008-0121637, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1236 Canyon Ridge Court, 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 September 25, 2013.

Donald T. McGee Sr.

Clarissia D. McGee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald T. McGee Sr. and Clarissia D. McGee** 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 September 25, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY