WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/13 15:14 2 pgs
Fees:13.00 Taxes:607.91
20131002-0103637



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$164,300.00.**

Sherry Moore
Affiant

Subscribed and sworn to before me this 3rd day of October, 2013.

Notary Public
My Commission expires: 8/9/14
(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:
Sherry Moore	Peoples Home Equity Inc.	150-60-0A-040.00
4133 Alicia Lane	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, **William R. Joy, Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sherry Moore, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084798 and Instrument No. 20100108-00002095, amended in Instrument No. 20100311-0018660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to William R. Joy, Jr., married from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed on April 30, 2010, of record in Instrument Number 20100505-0034163, 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 ~~2013~~ 2014 & subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Numbers 20090910-0084797; 20090910-0084798 and Instrument Number 20100108-0002095, and amended in Instrument Number 20100311-0018660, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20090929-0090300 and 20091216-0114551, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to HOA as shown in Instrument Number 20100305-0017338, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070423-0047709, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2242, Page 251; Book 5300, Page 903; Book 6186, Page 235; Book 7170, Page 775; Book 7170, Page 778; Book 8657, Page 543; Book 8657, Page 592; Book 8493, Page 687; Book 8493, Page 701 and Book 8493, Page 704, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4133 Alicia Lane, 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 27, 2013.

William R. Joy Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this September 27, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY