BILL GARRETT, Davidson County
Trans:T20130086910 DEEDWARR
Recvd: 10/08/13 10:09 2 pgs
Fees:13.00 Taxes:1133.87
20131008-0105516

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Fred Bell, Jr.
648 Logwood Briar Circle
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
People's Home Equity, Inc.
5205 Maryland Way, Suite 100
Nashville, TN 37027

MAP	**172-13**
GROUP	**A**
PARCEL	**102.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lashawn Lundstrom and husband, Liam Birt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Fred Bell, Jr. and Tessey J. Bell, husband and wife**, 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 in Davidson County, Tennessee, being Lot No. 62 on the Plan of Williams Grove, Section Two, of record in Book 9700, page 902-906, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a cmore ocmplete description.

Being the same property conveyed to Lashawn Lundstrom, unmarried by deed from Samuel C. Gauthier and wife, Nicole C. Gauthier, dated 12/23/03 and recorded 1/2/04 of record in Instrument No. 20040102-0000433, Register's Office for Davidson County, Tennessee. The said Lashawn Lundstrom has since married Liam Birt.

Liam Birt, spouse of Lashawn Lundstrom, to join in the conveyance to convey any and all interest, marital or otherwise, that he may have in the referenced property, now or hereafter.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **648 Logwood Briar Circle, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **30th** day of **September, 2013.**

Lashawn Lundstrom, by Suzan Hindman Attorney-in-fact

Lashawn Lundstrom, by Suzan Hindman Attorney-in-fact

Liam Birt, by Suzan Hindman, Attorney-in-fact

Liam Birt, by Suzan Hindman Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzan Hindman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Lashawn Lundstrom and Liam Birt,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 30th day of September, 2013.

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $306,450.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2013.

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 8/16/14