WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130094555 DEEDWARR
Recvd: 11/05/13 13:46 2 pgs
Fees:13.00 Taxes:283.05

20131105-0114819

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha N. Palmer	People's Home Equity, Inc.	162-01-0-A-038 CO
(NAME)	(NAME)	
506 Hickory Glade Drive	2 Maryland Farms	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rita Sue Owens, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha N. Palmer, an unmarried woman, 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 38 on the plan of Phase I, Hickory Glade, of record in Book 6250, Page 889, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Rita Sue Owens, by deed of record in Book 7291, Page 266, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Glade of record in Book 6250, Page 889, Register's Office for Davidson County, Tennessee. Covenants of record in Book 6957, Page 473, Instrument No. 20031223-0182416, and By-Laws of record in Book 10697, Page 182, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 6250, Page 889, Register's Office for Davidson County, Tennessee. Subject to matters on boundary plat of record in Book 6250, Page 888, for Register's Office for Davidson County, Tennessee. Deed to Hickory Glade HOA of record in Book 6898, Page 92 and re-recorded in record of Book 6899, Page 562, Register's Office for Davidson County, Tennessee. This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6824, Page 929, and re-recorded at Book 6898, page 896; Book 6824, Page 952, and re-recorded at Book 6898, Page 919; and in Book 6898, Page 920, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record. Charter of Hickory Glade HOA of record in Book 6845, Page 780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 506 Hickory Glade Drive, Antioch, TN 37013

(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 my hand this 31st day of October, 2013.

Rita Sue Owens

Rita Sue Owens

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Sue Owens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of October, 2013.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public