WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

ET-13-3095

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kilgore	Peoples Home Equity, Inc.	
208 Dedham Drive (ADDRESS)	5205 Maryland Way, Ste 100 (NAME) (ADDRESS)	85-7-71.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN A. CRAIG AND WIFE, KRISTEN C. CRAIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES KILGORE AND DEBORAH KILGORE, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 178, STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as shown on plat of record in Plat Book 2900, Pages 83 and 84, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven A. Craig and wife, Kristen C. Craig by Warranty Deed from James B. Robinson and wife, Michelle C. Robinson, recorded on the 17th day of April, 2003 in Instrument No. 20030417-0051565, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as recorded in Plat Book 2900, Page(s) 83 and 84 and Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3066, Page 219, said Register's Office.
Taxes and assessments for the year 2014 and subsequent years an lien not yet due and payable;

unimproved ( )
This is improved (X) property, known as 208 Dedham Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of November, 2013.

Steven A. Craig

Kristen C. Craig

BILL GARRETT, Davidson County
Trans:T20130097478 DEEDWARR
Recvd: 11/15/13 10:48 2 pgs
Fees:13.00 Taxes:647.13
20131115-0118281

STATE OF Tennessee

COUNTY OF Wilson

On this the 8th day of November, 2013, before me personally appeared Steven A. Craig and Kristen C. Craig to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of November, 2013.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO: