WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104161 DEEDWARR
Recvd: 12/13/13 09:42 2 pgs
Fees:13.00 Taxes:614.20

20131213-0126155

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2013.

Jessi Parkhurst
Notary Public
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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
Patrick Merritt	Peoples Home Equity, Inc.	173110A06500 CO
(NAME)	(NAME)	
712 Kelsey Court	5205 Maryland Way	
(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, Luke W. Burwell, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Merritt, an unmarried man, 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(s) 44, as shown on the map entitled Section Two, Stanford Village, of record as Instrument Number 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Luke W. Burwell, by deed of record in Instrument Number 20120522-0044271, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section Two, Stanford Village of record in Instrument Number 20010226-0017614, Register's Office for Davidson County, Tennessee. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Stanford Village, as recorded in Instrument No. 20010226-0017614, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000203-0011283, 20000228-0019107, 20000301-0020280, 20010319-0026310, 20020123-0009420 and 20041108-0134204, but deleting any covenant, condition or restriction indicating a preference, limitation of discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Terms and provisions of by-Laws recorded in Instrument No. 20000217-0016311, Register's Office for Davidson County, Tennessee. Charter of Homeowners Association recorded in Instrument No. 20000217-0016310, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer/Storm Drainage, recorded in book 9466, Page 794 and Book 11517, Page 992, Register's Office for Davidson County, Tennessee. Easement for right of Way to Columbia Gulf Transmission, recorded in Book 2590, Page 545, Book 4218, Page 425 and Book 4229, Page 43, Partial Release in Book 11208, Page14, Register's Office for Davidson County, Tennessee. Easement for Right of Way, recorded in Book 11263, Page 506, Book 2739, Page 637 and Book 2740, Page 181, Register's Office for Davidson County, Tennessee. Agreement Regarding Use of Property for Flood Plain Calculations recorded in Book 11493, Page 254, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 712 Kelsey Court, 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 11th day of December, 2013.

Luke W. Burwell

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 Luke W. Burwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of December, 2013.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public