WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107301 DEEDWARR
Recvd: 12/27/13 10:36 2 pgs
Fees:13.00 Taxes:629.00
20131227-0130262

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2013

Notary Public
My Commission expires: 8/16/14
(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:
Sarah E. Tinsley	Peoples Home Equity, Inc.	173-11-A-87CO
2145 Blake Drive	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, **Brooke Kohlmeier and husband, Kristopher Kohlmeier**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah E. Tinsley and Reid H. Tinsley, wife and husband and Harvey T. Tinsley, a married man**, 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. 88 on the Plan of Stanford Village, Section Three as of record by plat recorded as Instrument Number 20011217-0139079, Register's Office for Davidson County, to which plan reference is made.

Being the same property conveyed to John W. Hulette and wife, Brooke N. Hulette from Alan S. Williams and wife Aylmarie V. Williams by Warranty Deed on June 30, 2006, of record in Instrument Number 20060705-0079835, Register's Office for Davidson County, Tennessee. Further conveyed to Brooke Kohlmeier from John Whitney Hulette by QuitClaim Deed on February 11, 2013, of record in Instrument Number 20130325-0028857, Register's Office for Davidson County, Tennessee.

Kristopher Kohlmeier joins this conveyance to convey any and all interest he may have in said property, including but not limited to his martial interest.

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 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20011217-0139079, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000228-0019107, as amended in Instrument Numbers 20000301-0020280; 20010319-0026310; 20020123-0009420 and 20020123-0009420, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Stanford Village Homeowner's Association, Inc., of record in Instrument Number 20040422-0045792, Register's Office for Davidson County, Tennessee.
- Charter of Stanford Village Homeowner's Association of record in Instrument Number 20000217-0016310, Register's Office for Davidson County, Tennessee.
- By-Laws of Stanford Village Homeowner's Association, Inc., of record in Instrument Number 20000217-0016311, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2145 Blake Drive, Anitoch, 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 December 4, 2013.

Brooke Kohlmeier

Brooke Kohlmeier

Kristopher Kohlmeier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brooke Kohlmeier and Kristopher Kohlmeier** 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 December 4, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE