# WARRANTY DEED

G-ZR-13-3401-73

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christy Stratton | Peoples Home Equity, Inc. | |
| 3401 Anderson Road, #73 | (NAME) 5205 Maryland Way S-100 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Brentwood, TN 37027 | 136-15-0-B 081.00CO |
| (CITY) (STATE) (ZIP) | (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, I/we RONALD WATSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTY STRATTON, AN UNMARRIED WOMAN, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 73, ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 2, SMITH SPRINGS TOWNHOMES, REVISION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010629-0068937, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD WATSON, AN UNMARRIED MAN BY WARRANTY DEED DATED 08/09/2004 FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. OF RECORD IN INSTRUMENT 20040824-0102219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT 20010629-0068937; BOOK 11666, PAGE 151, AS AMENDED OF RECORD IN INSTRUMENT 20010730-0080392; INSTRUMENT 20110816-0063130; BOOK 11540, PAGE 482; BOOK 11666, PAGE 149; INSTRUMENT 20010810-0086561, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 3401 Anderson Road, #73, Antioch, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140010532 DEEDWARR
Recvd: 02/13/14 11:43 2 pgs
Fees:13.00 Taxes:466.20
20140213-0012846

Witness my/our hand(s) this 3rd day of February, 2014.

Ronald Watson by Whitney Watson Attorney in fact

Ronald Watson by Whitney Watson,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared WHITNEY WATSON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD WATSON and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD WATSON.

Witness my hand and official seal, this the 3 day of February, 2014.

Notary Public
My Commission Expires:

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903