BILL GARRETT, Davidson County
Trans:T20140017327 DEEDWARR
Recvd: 03/14/14 09:42 2 pgs
Fees:13.00 Taxes:1137.01
20140314-0021379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 307,300.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2014.

Notary Public

My commission expires: 11/20/17

Chris A. Fuentes State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JASON R HILKIN	**PEOPLES HOME EQUITY, INC.**	**14706006000**
4812 SHADESCREST DR	**5205 Maryland Way, Suite 101**	
NASHVILLE, TN 37211	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

ASHLEY HARLEY AND HUSBAND, NICHOLAS HARLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON R HILKIN AND ALANA HILKIN, HUSBAND AND WIFE

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:

LOT 52, SECTION ONE (REVISED), CALDWELL HALL, of record in Plat Book 2900, Page 57-59, in the Register's Office, Davidson County, Tennessee, to which plat referende is hereby made for a more particular description of said
property.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY HULSE, SINGLE WOMAN, BY WARRANTY DEED FROM ADAM COBB, AN UNMARRIED PERSON, DATED 10/25/2011, AND RECORDED ON 11/07/2011 IN INSTRUMENT NUMBER 20111107-0086747, SAID REGISTER'S OFFICE FOR SAID COUNTY. ASHLEY HULSE IS NOW MARRIED AND KNOWN AS ASHLEY HARLEY. NICHOLAS HARLEY HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4812 SHADESCREST DR, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 12th day of March, 2014.

ASHLEY HARLEY

NICHOLAS HARLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ASHLEY HARLEY AND NICHOLAS HARLEY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2014.

Notary Public

My Commission Expires: 11/26/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County