STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 03/24/14 08:59 3 pgs
Fees:18.00 Taxes:702.63
20140324-0023678

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 11-6-17
File No. G14-8470D

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen P. Munn (NAME)	Peoples Home Equity (NAME)	51-14-A-46 CO
2224 Golden Oak Place (STREET ADDRESS)	150N. Seven Oaks (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Valerie A. Lineberry and Richard C. Lineberry, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen P. Munn, an unmarried woman,** 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 No. 46 on the plan of OAKWOOD ESTATES, as shown by plat of record in Instrument No. 20000505-0045404, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Valerie A. Lineberry and Richard C. Lineberry, wife and husband, as joint tenants in common with right of survivorship, not tenants in common from Valerie A. Lineberry, formerly known as Valerie A. Sullenger, a married woman who acquired title as an unmarried woman, by Quit Claim Deed dated December 21, 2011, as Instrument No. 20120912-0082537, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument No. 20000713-0069428, and Instrument NO. 20001002-0096900, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20000807-0078337, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement as recorded in Instrument No. 20000127-0008714, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage as recorded in Book 6867, page 854, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2224 Golden Oak Place, Madison, TN 37115.

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. Whenever 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 21st day of March, 2014.

Valerie A. Lineberry

Valerie A. Lineberry

March 21, 2014
Date

Richard C. Lineberry

Richard C. Lineberry

March 21, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Valerie A. Lineberry and Richard C. Lineberry, wife and husband, the bargainor(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 and official seal, this 21st day of March, 2014.

My Commission Expires: 9-22-14

Notary Public

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES: 9-22-14

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

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