BILL GARRETT, Davidson County
Trans:T20140019393 DEEDWARR
Recvd: 03/24/14 10:56 2 pgs
Fees:13.00 Taxes:739.63
20140324-0023843

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G14-8297D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Douglas R. Jones, married (NAME)	Peoples Home Equity, Inc. (NAME)	62-2-B-230 CO
4509 Hawthorn Drive (STREET ADDRESS)	5205 Maryland Way Suite 100 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, **Patricia Riggs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas R. Jones and Tanya L. Jones, 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:

Land in Davidson County, Tennessee, being Lot No. 206 on the plan of ABBINGTON PARK, PHASE ONE, SECTION FIVE, as shown by plat of record in Instrument No. 20060113-0005368 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 Raymond D. Riggs and Patricia Riggs, husband and wife from Beazer Homes Corp., a Tennessee Corporation, by Deed dated June 9, 2006, as Instrument No. 20060615-0071126, and as rerecorded in Instrument No. 20060728-0091713, in the Register's Office for Davidson County, Tennessee. Raymond D. Riggs having since died May 18, 2011 leaving the subject property vested in Patricia Riggs as the surviving tenant by the entirety.

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. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030213-0020075, Instrument No. 20040401-0036605, Instrument No. 20040401-0036606, Instrument No. 20040518-0058461, Instrument No. 20050201-0011849, and Instrument No. 20060202-0012846, and in any allied instrument(s) referred to in said restrictions.

3. 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. 200601130-005368, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. ~~20030303-0027405~~ 20030303-0027405, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.

6. Storm water Detention Agreement as recorded in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

7. Public Sanitary Sewer Easement as recorded in Instrument No. 20060811-0098951, Register's Office for Davidson County, Tennessee.

8. Common Area conveyed to Homeowner's Association of record in Instrument No. 20040407-0039568, Instrument No. 20040415-0042646, Instrument No. 20050201-0011847, Instrument No. 20050201-0011848, Instrument No. 20060202-0012845, Instrument No. 20081023-0106257, 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 4509 Hawthorn Drive, Nashville, TN 37214.

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 18th day of March, 2014.

Patricia A. Riggs
Patricia Riggs

March 18, 2014
Date

STATE OF TN

COUNTY OF Madison }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patricia Riggs, 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 18th day of March, 2014.

My Commission Expires: 4/26/17

Kathryn Rice
Notary Public

KATHRYN RICE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

PREPARED BY AND RETURN

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