WARRANTY DEED

WP14-3916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kira Mann	People's Home Equity, Inc.	
3916 Bryce Road (ADDRESS)	5205 Maryland Way, Ste 100 (NAME)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	172-15A-141.00CO

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, we SANDRA J. SNYDER AND LISA C. FREE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIRA MANN AND NICHOLAS MANN, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra J. Snyder and Lisa C. Free, tenants in common with right of survivorship by Warranty Deed from Yazdian Construction, Inc., of record in Book 10291, Page 385, Register's Office for Davidson County, Tennessee, dated December 12, 1996 and recorded on December 16, 1996.

This conveyance is subject to A) property taxes, which have been prorated and assumed by ~~3916 B~~ the Grantee(s) herein; B) Instruments of record in Plat Book 9700, page 164, Plat Book 7900, page 668, Book 9570, Page 22 and in Book 10062, Page 821, Book 9570, Page 13, Book 9570, Page 5, Book 10316, Page 585, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3916 Bryce Road, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 28th day of March, 2014.

Sandra J. Snyder

Lisa C. Free

BILL GARRETT, Davidson County
Trans:T20140021535 DEEDWARR
Recvd: 04/01/14 08:08 2 pgs
Fees:13.00 Taxes:962.00
20140401-0026581

STATE OF Tennessee
COUNTY OF Davidson

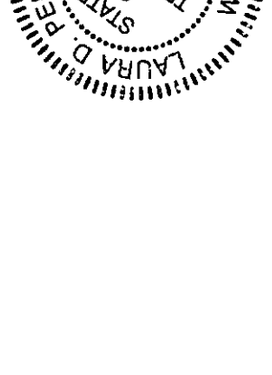
On this the 28th day of March, 2014, before me personally appeared Sandra J. Snyder and Lisa C. Free, tenants in common with the right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959