BILL GARRETT, Davidson County
Trans:T20140026516 DEEDWARR
Recvd: 04/21/14 09:40 2 pgs
Fees:13.00 Taxes:612.35
20140421-0032698

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,500.00

Lisa Owings
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6797C CUMMINS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brittany S. Cummins	Peoples Home Equity, Inc.	044-11-0-194.00
505 Jones Street	150 N. Seven Oaks	
Old Hickory, TN 37138	Knoxville, TN 37922	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PEGGY L. FELTNER

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

BRITTANY S. CUMMINS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 505 Jones Street, Old Hickory, TN 37138

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/or 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/or 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 hand on the 18th day of April, 2014.

Peggy L. Feltner by Pinnacle Bank her attorney-in-fact through Keith B. Davis its SVP.
Peggy L. Feltner by Pinnacle Bank her attorney-in-fact through Keith B. Davis its Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Keith B. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Senior Vice President of Pinnacle Bank and the Power of Attorney for Peggy L. Feltner, the within named barganor, and that Keith B. Davis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said barganor for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of April, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, W.E. BOYD, as shown on plat of record in Plat Book 2083, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peggy L. Feltner and Ruby B. Feltner, as joint tenants with the right of survivorship by Warranty Deed from H. C. Baskin and wife, A. R. Baskin, recorded on the 25th day of August, 1987 in Deed Book 7334, Page 830, in the Register's Office of Davidson County, Tennessee.

Ruby B. Feltner having since died on May 9, 1989.

This instrument is being executed in behalf of Peggy L. Feltner pursuant to a power of attorney executed by the same on the 02/18/2014, and being filed for in Instrument #20140421-0032697, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.E. BOYD SUBDIVISION, as recorded in Plat Book 2083, Page(s) 46, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066