WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/5/2014

(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlette Y. Jones an unmarried woman	Peoples Home Equity, Inc. (NAME)	043100C03900CO
254 Jenna Lee Circle (ADDRESS)	5205 Maryland Way, Ste. 100 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael R. Dailey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carlette Y. Jones an unmarried woman, hereinafter called the Grantees, 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 UNIT NO. 39, TOGETHER WITH THE PRIVATE ELEMENTS APPURTENANT THERETO, ON THE PLAN OF BIXLER FARMS TOWNHOMES, PHASE 1, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BIXLER FARMS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20070213-0018434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE. REFERENCE IS HEREBY MADE TO THE PLAN OF BIXLER FARMS TOWNHOMES, PHASE 1, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070213-0018434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. DAILEY AND CHERNEIL RANDOLPH, HUSBAND AND WIFE BY DEED FROM BIXLER FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20100107-0001365, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PROPERTY AWARDED TO MICHAEL R. DAILEY BY FINAL DECREE OF ABSOLUTE DIVORCE OF RECORD IN INSTRUMENT NO. 20120806-0069792, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHERNEIL RANDOLPH AND CHERNIEL RANDOLPH BEING ONE IN THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

PAMELA J. SAVOY-DAILEY EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MICHAEL R. DAILEY, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. *, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* 20140527-0045371

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 254 Jenna Lee Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140036794 DEEDWARR
Recvd: 05/27/14 13:46 2 pgs
Fees:13.00 Taxes:388.50
20140527-0045372

WARRANTY DEED
(Continued)

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. 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 16th day of May, 2014.

Michael R. Dailey

By: Pamela J. Savoy-Dailey, Attorney-in-Fact

State of FLORIDA

County of SARASOTA

On this 15th day of May, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Pamela J. Savoy-Dailey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael R. Dailey and acknowledged that such person executed the same as the free act and deed of Michael R. Dailey.

Witness my hand and seal, this 15th day of May, 2014.

Notary Public

ROBERT J. HERALD
MY COMMISSION # FF 115884
EXPIRES: May 8, 2018
Bonded Thru Notary Public Underwriters

My commission expires: 5/8/18

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste. 200
Nashville, TN 37215