# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Makenzie Aleece Stephens | Peoples Home Equity | Parcel ID: |
| 1007 Kipling Drive | 5205 Maryland Way, Ste. 100 | 10714012100 |
| Nashville, TN 37217 | Brentwood, TN 37027 | |

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 hereby acknowledged, we

**Southeast Ingenuity Investments, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Makenzie Aleece Stephens,** 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:

BEING Lot No. 165, on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Southeast Ingenuity Investments, Inc. by Quitclaim Deed from Saunders Company of N. Fl., Inc., a Florida corporation, of record in Instrument 20110304-0017625, said Register's Office, dated February 23, 2011. See also deed of record in Instrument 20050928-0116274, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Pages 94 and 95, said Register's Office.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1007 Kipling Drive, Nashville, TN 37217

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 hand this 29th day of May, 2014.

Southeast Ingenuity Investments, Inc.

BY: _____
Rachel Dampier
President

BILL GARRETT, Davidson County
Trans:T20140038190 DEEDWARR
Recvd: 06/02/14 11:03 2 pgs
Fees:13.00 Taxes:315.35

20140602-0047113

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel Dampier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the President of Southeast Ingenuity Investments, Inc., the within named bargainer, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of May 2014.

My commission expires: _____

Notary Public

ALEXANDRA DICARO
Notary Public, State of Florida
Commission# FF 64883
My comm. expires Oct. 21, 2017