3/18

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038377 DEEDWARR
Recvd: 06/02/14 14:14 2 pgs
Fees:13.00 Taxes:1024.90
20140602-0047353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-17

(AFFIX SEAL)

DAVIDSON COUNTY, KENNETH M. BALLEW, STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian F. Walthart	Peoples Home Equity, Inc.	Map 102-14
(NAME)	(NAME)	
1214 Davidson Road	5205 Maryland Way, Ste 101	Parcel 101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **EMILY BURTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN F. WALTHART AND ERIKA BOYD WALTHART, 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. 129 on the Plan of Crest Meade, Section A, of record in Plat Book 2330, page 154, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John S. Deaderick and wife, Emily B. Deaderick by deed dated August 5, 2004, from Darrin Johnson and wife, Jill Johnson, of record in Instrument No. 20040812-0097438, said Register's Office. John s. Deaderick conveyed his interest to Emily Burton by Quitclaim Deed of record in Instrument No. 20090723-0069336, said Register's Office. Emily B. Deaderick is one and the same person as Emily Burton. Emily Burton has since married.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2330, page 154, said Register's Office; (c) restrictive covenants of record in Book 2794, page 323 and Book 6056, page 992, said Register's Office; and (d) easements of record in Book 4786, page 558 and Book 5360, page 349, said Register's Office.

This is not the marital residence of the Grantor herein.

unimproved ☐

This is improved ☒ property, known as 1214 Davidson Road, Nashville, Tennessee 37205

(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 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 21 day of May, 2014.

Emily Burton by Christine Burton 5/21/2014

Emily Burton
By Christine Burton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2014, before me personally appeared Christine Burton, to me known to be the person who executed the foregoing instrument on behalf of Emily Burton and acknowledged that she executed the same as the free act and deed of Emily Burton.

Witness my hand and official seal at Nashville, Tennessee this 21 day of May, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

John Gregory Hardeman
Notary Public