WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045650 DEEDWARR
Recvd: 06/26/14 15:36 2 pgs
Fees:13.00 Taxes:508.75
20140626-0056204

R-VRES-14-213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018
(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kris Laansma and Erica Laansma	**Peoples Homes Equity, Inc.**	
(NAME)	(NAME)	**148-05-0-083.00**
213 Willow Lane	**2494 N Mt. Juliet, RD, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Mount Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **KELLEY M. MAIER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTOPHER LAANSMA AND ERICA LAANSMA, HUSBAND AND WIFE,** 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. 22 on the Plan of Hillbrook Section 2 of record in Plat Book 3300, Page 12, 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 Kelley M. Maier by deed from Kelley M. Haag (n/k/a Kelley M. Maier) of record in Instrument No. 20120705-0058872 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on July 5, 2012.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3277, Page 482, as amended in Book 3286, Page 375, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **213 Willow Lane, Nashville, Tennessee 37211**.

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 the 24th DAY OF JUNE, 2014.

Kelley M. Maier by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 KELLEY M. MAIER, and who acknowledged he executed the same as the free act and deed of the said KELLEY M. MAIER.

Witness my hand and official seal, this the 23rd of June, 2014.

Notary Public
My Commission Expires: January 9, 2016
(SEAL)