BILL GARRETT, Davidson County
Trans:T20140046236 DEEDWARR
Recvd: 06/30/14 10:32 2 pgs
Fees:13.00 Taxes:518.00
20140630-0056974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 25th day of June, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LESLEE LAMON	Peoples Home Equity Inc.	**08115006600**
1522 22ND AVENUE N	150 N. Seven Oaks	
NASHVILLE, TN 37208	Knoxville, TN 37922	

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 ACKNOWLEDGE, WE,

LYTONIO WINSTON and wife, MIKEESHA WINSTON

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

LESLEE LAMON, 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 ALL OF LOT NO. 68 ON THE PLAN OF S. A. CHAMPION'S SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYTONIO WINSTON and wife, MIKEESHA WINSTON, BY WARRANTY DEED FROM JONATHAN RUNION, A MARRIED MAN, DATED 05/31/2013 AND RECORDED ON 06/04/2013 IN INSTRUMENT NUMBER 20130604-0056519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $17,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO JONATHAN RUNION, A MARRIED MAN, BY WARRANTY DEED FROM WEST WOOD COMMUNITIES, INC., DATED 03/26/2013 AND RECORDED ON 03/27/2013 IN INSTRUMENT NUMBER 20130327-0030145, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO WEST WOOD COMMUNITIES, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED FROM ANTOINETTE MARTIN HAYES, TRUSTEE OF THE REVOCABLE LIVING TRUST OF WESS B. MARTIN, DATED 12/31/2012 AND RECORDED ON 01/04/2013 IN INSTRUMENT NUMBER 20130104-0001516, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ANTOINETTE MARTIN HAYES, TRUSTEE OF THE REVOCABLE LIVING TRUST OF WESS B. MARTIN, BY QUITCLAIM DEED FROM JUAN ETTER, ENID ETTER WORRELL, IDA ETTER GREGORY BARNES, ANDREA HANCOCK AND CURTIS HUNT, DATED 12/31/2012 AND RECORDED ON 01/04/2013 IN INSTRUMENT NUMBER 20130104-0001515, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO WESS B. MARTIN, TRUSTEE OF THE REVOCABLE LIVING TRUST OF WESS B. MARTIN, BY QUITCLAIM DEED FROM WESS B. MARTIN, DATED 01/18/2012 AND RECORDED ON 01/26/2012 IN INSTRUMENT NUMBER 20120126-0007593, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1522 22ND AVENUE N, NASHVILLE, TN 37208.

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 in 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 25th day of June, 2014.

LYTONIO WINSTON

MIKEESHA WINSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LYTONIO WINSTON and MIKEESHA WINSTON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016