BILL GARRETT, Davidson County
Trans:T20140048397 DEEDWARR
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Fees:13.00 Taxes:1036.00
20140708-0059780

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P.O. Box 217
Nolensville, TN 37135

#1142

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael Lohmann and wife, Tsianina Lohmann	Peoples Home Equity, Inc.	Map 072-09-0-
230 Governors Way	5205 Maryland Way, Ste 100	Parcel 306.00
Brentwood, TN 37027	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Road, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jannie Williams, unmarried and Joseph Lee Perry, unmarried,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Michael Lohmann and wife, Tsianina Lohmann,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58, on the Map of Eskridge Subdivision of part of the W.B. Franklin property of record in Book 547, page 52, said Register's Office, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 58 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel lines, 275 feet to a dead line.

Being the same property conveyed to Jannie Williams, unmarried and Joseph Lee Perry, unmarried by warranty deed dated October 25th, 2013 from Doyle Wilson Jennings and wife, Gloria Marie Jennings of record in Instrument No. 20131030-0112859, said Register's Office.

This conveyance is subject to the following:

1. **2014 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Easement for Sanitary and/or Storm Drainage of record in Book 4178, page 151, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Book 547, page 52, said Register's Office.**

This is improved property commonly known as **924 Fairwin Avenue, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 280,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 2014.

Notary public:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of July, 2014.

Jannie Williams

Joseph Lee Perry

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANNIE WILLIAMS AND JOSEPH LEE PERRY,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 2014.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY