AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day August of 2014

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20140066221 DEEDWARR
Recvd: 09/05/14 12:05 2 pgs
Fees:13.00 Taxes:828.43
20140905-0081476

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Morrison	Peoples Home Equity, Inc.	081120B32200CO
(NAME)	(NAME)	
1400 Rosa L Parks Blvd #322	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Three Thousand Nine Hundred And No/100 Dollars ($223,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shannon L. Hardie, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Morrison**, 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 described as follows:

Being Unit No. 322, with the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed of the Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, Register's Office for Davidson County, Tennessee; said Unit Being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being same property conveyed to Shannon L. Hardie, a married person by Warranty Deed from Lofts at Werthan Mills III, LLC dated May 2, 2006 of record in Instrument No. 20060508-0053635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-140676

* an unmarried man

unimproved ☐
This is improved ☒ property, known as 1400 Rosa L Parks Blvd #322, 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, has 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 our hands this 29th day of August, 2014.

Shannon L. Hardie

STATE OF TEXAS

COUNTY OF Hardin

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Shannon L. Hardie, a married personthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public

My Commission Expires: 7-21-2016

(SEAL)

ANGELINA R. SAENZ
Notary Public, State of Texas
My Commission Expires
July 21, 2016

File Number: GRN-140676