Rtn to:

#1160

Southern Land Title & Escrow, Inc.
9927 Sam Donald Court
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20140068050 DEEDWARR
Recvd: 09/12/14 09:30 2 pgs
Fees:13.00 Taxes:492.10
20140912-0083615

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Virginia Hailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 1-13-2015

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. G14-9931D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Virginia Hailey (NAME)	Peoples Home Equity, Inc (NAME)	095-5-B-168.00
2120 Lebanon Road #86 (STREET ADDRESS)	5205 Maryland Way Ste 101 (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Katie Dyan Pickens, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virginia Hailey, 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:

Land in Davidson County, Tennessee, being Unit No. 86 on the Master Deed of EASTHAVEN TOWNHOMES, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and Instrument No. 20040419-0043570, in the Register's Office for Davidson County, Tennessee, to which Master Deed of record is made for a more complete description thereof.

BEING the same property conveyed to Katie Dyan Pickens, unmarried from Richard Kennedy, unmarried, by Deed dated April 30, 2009, as Instrument No. 20090504-0040648, in the Register's Office for Davidson County, Tennessee.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Master Deed as recorded in Instrument No. 20010806-0083543, Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20010806-0083542 and Instrument No. 20020709-0082356, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020709-0082358 and Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.

5. Electric Transmission Line Easement as recorded in Book 1163, page 638 and Book 1207, page 513, Register's Office for Davidson County, Tennessee.

6. Easement for roadways and parking areas as recorded in Instrument No. 20031007-0147962, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers/storm drainage/water mains and appurtenances as recorded in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2120 Lebanon Pike #86, Nashville, TN 37210.

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. Whenever 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 5th day of September, 2014.

Katie Dyan Pickens

Katie Dyan Pickens

September 05, 2014
Date

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 Katie Dyan Pickens, the bargainor(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 and official seal, this 5th day of September, 2014.

My Commission Expires: 9-11-17

Cari Allen

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066