# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-KW-14-2009

**THIS INSTRUMENT WAS PREPARED BY**

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) |
|---|---|---|
| **Kenneth D. Little and Janet P. Little** | **People's Home Equity, Inc.** | |
| (NAME) | (NAME) | **180-04-0A-037.00** |
| **2009 Sherbrooke Lane** | **207 N. Boone St, Ste. 600** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Johnson City, TN 37604** | |
| (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 **JANE C. VANDERBURGH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH D. LITTLE AND WIFE, JANET P. LITTLE,** 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. 161 on the Plan of Highland Creek, Section One, a Planned Unit Development of record in Plat Book 9700, Page 959 and 960, 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 Kimberly A. Barker, a single woman by deed from Christopher M. Corriveau and wife, Wendy G. Corriveau of record in Instrument No. 20070323-0035303 Register's Office for Davidson County, Tennessee, dated March 19, 2007 and recorded on March 23, 2007. The said Kimberly A. Barker having since died on May 12, 2014 leaving Jane C. Vanderburgh as her sole heir-at-law as shown in Docket No. 14P897 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 959 and 960;
- Declaration of Restrictive Covenants for Highland Creek of record in Book 11568, Page 311 and supplemented in Instrument No. 20000413-0037474;
- Conveyance of open space of record in Instrument No. 20031014-0151693;
- Ingress and Egress Easement of record in Book 5266, Page 40;
- Storm Water Detention Agreement of record in Book 11338, Page 738;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732;
- HOA By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2009 Sherbrooke 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.

BILL GARRETT, Davidson County
Trans:T20140086993 DEEDWARR
Recvd: 11/18/14 16:08 2 pgs
Fees:13.00 Taxes:1021.20
20141118-0106433

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2014.

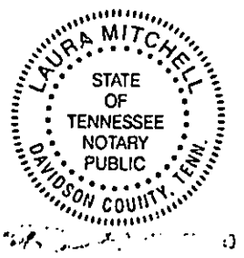
Jane C. Vanderburgh by Jonathan Burns Attorney - In - Fact
Jane C. Vanderburgh by Jonathan Burns, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN BURNS, 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 JANE C. VANDERBURGH, and who acknowledged he executed the same as the free act and deed of the said JANE C. VANDERBURGH.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212