Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

#9023

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick O'Brien	Peoples Home Equity, Inc	05311023600
(NAME)	(NAME)	
106 Meadow Street	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Brandon Luke Elliott, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick O'Brien, married, 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 Lot No. 37A on the Plan of Boundary re-Subdivision of Lots 34,35,36 and 37, Block A, Life & Casualty Insurance Co. Property of record in Plat Book 20080211-0013761, , 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 Brandon Luke Elliott, unmarried by Warranty Deed from Robert W. Slate, II, unmarried of record in Instrument No. 20091026-0098454, Register's Office for Davidson County, Tennessee, dated October 23, 2009, and recorded on October 26, 2009.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Heather Elliott, spouse of the above named Brandon Luke Elliott, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 106 Meadow Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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:T20140090072 DEEDWARR
Recvd: 12/02/14 09:26 2 pgs
Fees:13.00 Taxes:462.13

20141202-0110268

Witness my hand this 26th day of November, 2014.

Brandon Luke Elliott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Luke Elliott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

