BILL GARRETT, Davidson County
Trans:T20140090109 DEEDWARR
Recvd: 12/02/14 10:21 2 pgs
Fees:13.00 Taxes:576.83
20141202-0110312

Warranty Deed

Return to: Braithwaite Title & Escrow, LLC 515 Rivergate Parkway, Suite 111 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,900.00. Affiant Subscribed and sworn to before me, this the 25th day of November, 2014. Notary Public My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alicia McGlade	Peoples Home Equity, Inc.	
766 Spence Enclave Lane	5205 Maryland Way, Ste. 101	094-16-0E-045.00-CO
Nashville, TN 37210	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRENCH PROPERTY GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICIA MCGLADE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 45 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record as Instrument Number 20061115- 0141672 and amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to French Property Group, LLC, a Georgia Limited Liability Company by deed from R. J. York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101115-0091269 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 15, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 766 Spence Enclave Lane, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of November, 2014.

French Property Group, LLC, a Georgia Limited Liability Company

By: _____
Name: Eric N. French
Title: Sole Owner

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric N. French, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Owner of French Property Group, LLC, a Georgia Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24 day of November, 2014.

_____
Notary Public

My Commission Expires: Oct 30, 2016

BERTHYNE LAUTURE
Notary Public
Cobb County
State of Georgia
My Commission Expires Oct 30, 2016