WARRANTY DEED

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray Tate III	Peoples Home Equity, Inc.	02515001600
(NAME)	(NAME)	
308 Highland Heights Dr.	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, Lisa Diane House Smith, Trustee of the Robert Duke House Revocable Trust dated August 19, 2011, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Tate III and Patrice Tate, husband and wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Highland Heights Acres Subdivision, a plan of which is of record in Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby given for a more complete and accurate description.

Being the same property conveyed to Robert Duke House and Lisa Diane House Smith, Co-Trustees of the Robert Duke House Revocable Trust dated August 19, 2011, by Warranty Deed from Robert Duke House, dated August 30, 2011 of record in Instrument No. 20110901-0067799, Register's Office for Davidson County, Tennessee. The said Robert Duke House having since died on May 3, 2012.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HIGHLAND HEIGHTS ACRES SUBDIVISION OF RECORD IN PLAN BOOK 3700, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 308 Highland Heights Dr., Goodlettsville, TN 37072

(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.

Witness my hand this 5th day of December, 2014.

Lisa Diane House Smith, Trustee

Lisa Diane House Smith, Trustee of the Robert Duke House Revocable Trust dated August 19, 2011

BILL GARRETT, Davidson County
Trans:T20140092209 DEEDWARR
Recvd: 12/10/14 08:25 2 pgs
Fees:13.00 Taxes:828.80
20141210-0112897

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Lisa Diane House Smith

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Robert Duke House Revocable Trust dated August 19, 2011**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 5th day of December, 2014.

My Commission Expires:
1-9-18

Diane L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115