WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$131,000.00~~ $130,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 4/24/18 (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
380 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry ~~Wanda~~ Jennings	Peoples Home Equity, Inc.	175040A06000CO
(NAME) 4611 Banff Park	(NAME) 213 Ward Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, WE, Fay L. Taylor and Stacey A. Darron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Jennings and Wanda Jennings, 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:

Land in Davidson County, Tennessee, being all of Unit No. 32B of Lot 32 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of Record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Stacey A. Darron and Fay L. Taylor from Landmark Homes of Tennessee, Inc., by General Warranty Deed dated December 30, 2004, and recorded on January 4, 2005, as Instrument No. 20050104-0001159, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4611 Banff Park, Antioch, TN 37013

(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 our hands this 12/16/2014

Sharon Prewatt

Fay L Taylor

Fay L. Taylor

Stacey A. Darron

BILL GARRETT, Davidson County
Trans: T20150003069 DEEDWARR
Recvd: 01/13/15 13:37 3 pgs
Fees: 18.00 Taxes: 481.00

20150113-0003559

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, Stacey A. Darron, for the purpose(s) contained herein. Witness my hand and official seal at Murfreesboro, Tennessee this 12/10/2014.

Commission expires:

4/24/18

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Florida

COUNTY OF Okeechobee

Personally appeared before me, Fay L. Taylor, for the purpose(s) contained herein. Witness my hand and official seal at Murfreesboro, Tennessee this 12/16/2014

Commission expires:
11/13/2017

Sharon R. Prevatt
Notary Public

SHARON R. PREVATT
Commission # FF 036497
Expires November 13, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
SHARON R. PREVATT
STATE OF FLORIDA