File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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BILL GARRETT, Davidson County
Trans:T20150006611 DEEDWARR
Recvd: 01/27/15 14:18 2 pgs
Fees:13.00 Taxes:462.50
20150127-0007773

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57152
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Hyndman 2204 Revere Place Nashville, TN 37214	Peoples Home Equity Inc. 5205 Maryland Way, #100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 0415006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ron Cherry**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Hyndman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Donelson Meadows, not of record, in the Third Civil District of said County, and described according to a copy of a plan of said Subdivision made by V.W. Turner Company, Engineers, April 25, 1950 as follows:

Said Lot No. 33 is described as beginning at a point in the northerly margin of Revere Place, the common corner of Lots 32 and 33; thence with the line between said Lots, northerly 189.1 feet to a point, a corner of Lot 35; thence with the line between Lots 35 and 33, southeasterly, 96.6 feet to the common northerly corner of Lots 33 and 34; thence with the line between said Lots 33 and 34, southerly 131.5 feet to a point in the northerly margin of Revere Place; thence with the margin of the same westerly 75 feet to the beginning.

Said plan was recorded on December 5, 1950 and subject property is now known as Lot No. 33 on the Plan of Donelson Meadows, of record in Book 1835, page 35, said Register's Office.

Being the same property conveyed to Ron Cherry by Warranty Deed from Blaine Murphy and wife, Dottie Lucille Murphy, dated April 2, 2014, recorded April 3, 2014 in Instrument No. 20140403-0027806, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ron Cherry by Warranty Deed from Blaine Murphy and wife, Dottie Lucille Murphy, dated April 12, 2014 and recorded on April 3, 2014, of record in Instrument No. 20140403-0027806, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 35, said Register's Office, which Plan shows a 50 foot minimum building set back line from Revere Place and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 2204 Revere Place, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2015

Ron Cherry

Ron Cherry

State of Tennessee

County of Davidson

On this 26th day of January, 2015, before me the undersigned authority, personally appeared Ron Cherry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Sworn and subscribed before me this 26th day of January, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017