Davidson County DEEDWARR
Recvd: 02/25/15 14:22 3 pgs
Fees:18.00 Taxes:370.00
20150225-0016264

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2015.

Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Christopher J. Williams 559 Lockwood Drive Nashville, TN 37214	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	-10704002700

WARRANTY DEED

FOR AND IN 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, **Bobbie J. Duke, an unmarried woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Williams, an unmarried man**, 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:

Property known as 559 Lockwood Drive Nashville, TN 37214, County of Davidson

Being Lot No. 44 on the Plan of Larkwood Subdivision, as of record in Plat Book 2900, Page 144, Register's Office, Davidson County, Tennessee. For a more complete legal description, reference is hereby made to said plan.

Being the same property conveyed to Bobbie J. Duke by deed from Roger Marvin Lange dated 11/24/1986, filed of record in Book 7050, Page 593, said Register's Office.

General Durable Power of Attorney for Bobbie Jane Duke, dated 09/16/2013, filed of record in Instrument No. 20150225-0016263, said Register's Office.

Bobbie J. Duke and Bobbie Jane Duke being one and the same person.

Tax Map and Parcel ID is as follows 10704002700

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 559 Lockwood Drive, 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 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 unemcumbered, 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 23rd day of February, 2015.

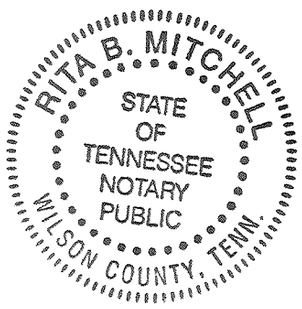
Bobbie J. Duke by Pamela Jane Ziegler Attorney In Fact

Bobbie J. Duke
by: Pamela Jane Ziegler, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **23rd day of February, 2015,** before me, appeared **Pamela Jane Ziegler,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Bobbie Jane Duke a/k/a Bobbie J. Duke**, and that said instrument was signed in behalf of the said **Bobbie Jane Duke a/k/a Bobbie J. Duke**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.



Rita B Mitchell
Notary Public
My commission expires: 1-5-2016

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

