BILL GARRETT, Davidson County
Trans:T20150020896 DEEDWARR
Recvd: 03/23/15 10:54 2 pgs
Fees:13.00 Taxes:1061.90
20150323-0024659

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Beth Manning
Affiant

Subscribed and sworn to before me, this 20th day of March, 2015.

Angela K. Robertson
Notary Public

My commission expires: 5. 2 .2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hoan Duc Bui	**People's Home Equity, Inc.**	**Map\Parcel: 180-03-0-A-014.00CO**
112 Holt Branch	**5205 Maryland Way, Suite 101**	
Nashville, TN 37211	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, I/WE,

Ashley Ammons Jarrell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hoan Duc Bui, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 Lot No. 14, Plan of Stone Creek Park, Section 1B, of record in Plat Book 9700, Page 389, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clayton Gregory Jarrell and Ashley Ammons Jarrell, by Warranty Deed from Mary Henson, of record in Instrument No. 20120514-0041436, dated May 8, 2012, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ashley Ammons Jarrell by Quitclaim Deed from Clayton Gregory Jarrell, of record in Instrument No. 20150323-0024658 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 389, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10324, Page 365 and amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 266, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10324, Page 358, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Instrument No. 20040719-0085622, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 10716, Page 596, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10324, Page 408, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 112 Holt Branch, Nashville, TN 37211.

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 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 except as 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/our hand(s) this 20th day of March, 2015.

Ashley Ammons Jarrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ashley Ammons Jarrell the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2015.

Notary Public

My Commission Expires

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

File #: **150082JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027