9317

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1108B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clyde Galecki	Peoples Home Equity Inc.	126-15-0A-059.00-CO
7917 Boone Trace	5205 Maryland Way Ste. 100	
Nashville, TN 37221	Brentwood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RICHARD C. PAGE AND WIFE, BARBARA E PAGE

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

CLYDE GALECKI, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 271 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard C. Page and wife, Barbara E. Page by Warranty deed from Fox Ridge Homes, Inc. of record in Book 10241, page 487, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 30, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2014 a lien, due and payable, and now delinquent.

c. Taxes for the year 2015 a lien, not yet due and payable.

d. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

e. Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

f. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, Page 312; Book 9735, page 931; Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529 and Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

g. Subject to Charter of Boone Trace at Biltmore Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

h. QuitClaim Deed for common areas to Boone Trace at Biltmore Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for DavidsonCounty, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150023413 DEEDWARR
Recvd: 03/31/15 10:35 2 pgs
Fees:13.00 Taxes:962.00
20150331-0027634

i. Easement of record in Book 8992, Page 62, Register's Office for Davidson County, Tennessee.

j. Easement of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.

k. Easement for Storm Water Detention Agreement of record in Instrument Number 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for DavidsonCounty, Tennessee.

l. Easement for Dedication of Public Utilities for Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, in the Register's Office for DavidsonCounty, Tennessee.

m. Easement for Public Utilities of record in Instrument Number 20040204-0013636, in the Register's Office for DavidsonCounty, Tennessee.

o. Easement for Ingress/Egress of record in Book 3462, Page 445, and Book 5446, Page 47, in the Register's Office for Davidson County, Tennessee.

p. Easement for Tennessee Electric Power Company of record in Book 751, Page 396, in the Register's Office for Davidson County, Tennessee.

q. Easement for Bell South Telecommunications of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.

r. Easement for Drainage of record in Book 3027, Page 261, and Book 3027, Page 321, in the Register's Office for Davidson County, Tennessee.

s. Easement for TVA of record in Book 4181, Page 383, Book 11200, Page(s) 514 & 555, and Book 4225, Page 587, in the Register's Office for Davidson County, Tennessee.

t. Subject to rights of others in and to the common areas and/or elements.

This is property known as 7917 Boone Trace, Nashville, TN 37221

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 in 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 on the 30th day of March, 2015.

Richard C. Page

Barbara E Page

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RICHARD C. PAGE AND BARBARA E PAGE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1108B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027