WARRANTY DEED

File #15034344



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Lashonda M. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2015.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lashonda M. King	Peoples Home Equity, Inc.	162010B02000CO
(NAME)	(NAME)	
109 Holt Branch Ct.	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, I/WE, **Heather K. Newell, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lashonda M. King, An Unmarried Woman,** 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:

Being Unit No. 20, on the plan of Clairmont, Phase I, as the same appears of record in Plat Book 6050, Page 286, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Heather K. Newell, Unmarried, by Warranty Deed from Stephen D. Boyce, Married, dated 06/21/2007, of record in Instrument No. 20070622-0074715, said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable. Due and payable on 10/01 of the current year.; Any and all matters as set forth in the plat of record in Plat Book 6050, Page 286, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 6200, Page 393, said Register's Office.; Subject to Charter of record in Book 6988, Page 536, Book 7137, Page 826, Book 7370, Page 995, Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, said Register's Office.; Subject to Bylaws as of record in Book 6988, Page 552, Book 8108, Page 993 and Book 8251, Page 180, said Register's Office.; Restrictive Covenants as of record in Book 6988, Page 542, said Register's Office.; Stormwater Detention Easement as of record in Book 6719, Page 701, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **447 Claircrest Dr, 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.

BILL GARRETT, Davidson County
Trans:T20150028222 DEEDWARR
Recvd: 04/15/15 10:54 2 pgs
Fees:13.00 Taxes:343.73
20150415-0033226

Witness our hands this 13th day of April, 2015.

Heather K. Newell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Heather K. Newell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of April, 2015.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130