Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150028848 DEEDWARR
Recvd: 04/17/15 08:02 2 pgs
Fees:13.00 Taxes:592.00
20150417-0034108

Address of New Owner:	Send Tax Bills to:	Tax Information
Shanika Walters	Peoples Home Equity	150060235.00
3016 Brantley Drive	150 N. Seven Oaks	
Antioch TN 37013	Knoxville, TN 37922	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William S. Huff , married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shanika Walters and Marcia A. Reid, both unmarried as tenants in common with rights of survivorship , 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:

Being Lot No. 2 on the Plan of Percy Priest Meadows Addition Section 1 of record in Plat book 6900 Page 513 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William S. Huff by deed from Patricia A. Tozer of record in Instrument No. 20060404-0038270 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Percy Priest Meadows Additions Section 1 of record in Book 6900 Page 513, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 8047 page 125, Register's Office for Davidson County, Tennessee

This property is improved property known as 3016 Brantley Drive, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee(s), 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 14th day of April, 2015.

William S. Huff

Tiffany T. Huff, who joins in this conveyance to convey any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Huff and Tiffany T. Huff, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2015.

Notary Public

My Commission expires: 2/25/19

FILE NO: 08748

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY