STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 169,900.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2015.

Notary Public

My commission expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150032436 DEEDWARR
Recvd: 04/29/15 12:26 2 pgs
Fees:13.00 Taxes:628.63
20150429-0038302

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric D. Smith **Kayla M. Smith**	Peoples Home Equity, Inc.	**06408005000**
4512 Woodside Rd	5205 Maryland Way, Suite 100	
Old Hickory, TN 37138	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, WE,

Thomas F. Spiggle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric D. Smith and wife, Kayla M. Smith

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:

Land in Davidson County, Tennessee, Being Lot No. 39 on the Plan of Woodside, Section 1, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 39 fronts 180 feet on the northerly side of Woodside Road and extends back 184.38 feet on the westerly line and 156.28 feet on the easterly line to a dead line measuring 77.05 feet thereon.

Being the same property conveyed to Thomas F. Spiggle, unmarried, by Quitclaim Deed from Martha M. Spiggle, dated 05/10/2000 and recorded on 05/17/2000 in Instrument Number 200005170049557, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4512 Woodside Rd, Old Hickory, TN 37138.

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 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/our hand(s) this 27th day of April, 2015.

Thomas F. Spiggle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas F. Spiggle, unmarried, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122