MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Boykin, an unmarried woman	Peoples Home Equity Inc. (NAME)	07202017700
5007 Manuel Drive (ADDRESS)	5205 Maryland Way, Ste. 101 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David W. Hand and wife, Jennifer C. Hand, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Boykin, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING EAST 50 FEET OF LOT NO. 42 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 42 FRONTS 50 FEET ON THE NORTH SIDE OF KIRKLAND AVENUE AND RUNS BACK BETWEEN LINES 196.9 FEET, MORE OR LESS, ON THE WEST LINE AND 198 FEET ON THE EAST LINE, TO A DEAD LINE AND MEASURES 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. HAND AND WIFE, JENNIFER C. HAND, BY DEED FROM BANK ONE, N.A., OF RECORD BY INSTRUMENT NO. 20030520-0068867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1121 Kirkland Avenue, Nashville, TN 37216-3113
(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.

Witness my/our hand(s) this 28th day of April, 2015.

BILL GARRETT, Davidson County
Trans:T20150032741 DEEDWARR
Recvd: 04/30/15 09:58 2 pgs
Fees:13.00 Taxes:536.50
20150430-0038647

WARRANTY DEED
(Continued)

David W. Hand

Jennifer C. Hand

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Hand and wife, Jennifer C. Hand, the herein 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, this the 28th day of April, 2015.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072