Return to: Bridgehouse Title

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 30th day of April, 2015.

Notary Public
My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

04-1504-55501

Address of New Owner:	Send Tax Bills to:	Tax Information
James F. Parker 3401 Anderson Road Unit 121 Antioch TN 37013	Peoples Home Equity, Inc. 5205 Maryland Way Ste. 100 Brentwood, TN 37027	136-15-0-B- 156.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janice Haynes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James F. Parker and Jaqueline S. Parker, husband and wife, hereinafter called the Grantees, their successors 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 Unit No. 121, on the Plan of Phase 3, Smith Springs Townhomes, a Horizontal Property Regime (Private Element), of record in Instrument No. 20040319-0031383, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carolyn Florentino by deed from Regent Homes, LLC, dated September 30, 2005, recorded October 5, 2005, of record in Instrument No. 20051005-0119741, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Janice Haynes, an unmarried woman by deed from Lehman Cooper, Administrator, c.t.a. of the Estate of Carolyn Florentino, dated August 27, 2013, recorded August 29, 2013, of record in Instrument No. 20130829-0091283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3401 Anderson Road Unit 121, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20150034740 DEEDWARR
Recvd: 05/06/15 08:24 2 pgs
Fees:13.00 Taxes:425.50
20150506-0041141

WITNESS my hand this 30th day of April, 2015.

Janice Haynes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of April, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16