WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,200.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2015.

Notary Public

My commission expires: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William P. May	Peoples Home Equity Inc.	**Map 115-03-0 Parcel 088-00**
708 Georgetown Drive	5205 Maryland Way	
Nashville, TN 37205	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan Lynch and Victoria Rock Lynch, husband and wife

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

William P. May and Kelly Ryan May, husband and wife

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. 30, on the Plan of Brook Meade, Section III, of record in Book 2133, Page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan Lynch and Victoria Rock Lynch by Deed dated November 20, 2013 from Stephen B. Morton and wife, Kristin S. Morton, of record in Instrument No. 20131122-0120498, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Ryan Lynch and Victoria Rock Lynch, pursuant to a Power of Attorney executed by same on the 28th day of April, 2015, of record in Instrument No. 20150514-0044391 Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2133, Page 116, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **708 Georgetown Drive, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20150037529 DEEDWARR
Recvd: 05/14/15 11:39 2 pgs
Fees:13.00 Taxes:1628.74
20150514-0044392

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 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 **11th** day of **May, 2015.**

Ryan Lynch by Houston Howell, attorney-in-fact

Ryan Lynch by Houston Howell, Attorney-in-Fact

Victoria Rock Lynch by Houston Howell, attorney-in-fact

Victoria Rock Lynch by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of May, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ryan Lynch and Victoria Rock Lynch,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ryan Lynch and Victoria Rock Lynch,** for the purpose therein contained, by signing the name of **Ryan Lynch and Victoria Rock Lynch,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **May, 2015.**

Anna Mosley

Notary Public

My Commission Expires: 5-8-18

