PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150040009 DEEDWARR
Recvd: 05/22/15 10:56 2 pgs
Fees:13.00 Taxes:717.80
20150522-0047432

W & I Ref: (DM) Title No.: 57413
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly Simmons 5466 Edmondson Pike Nashville, TN 37211	Peoples Home Equity, Inc. 5205 Maryland Way, Ste 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 161090A02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$194,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitzi G. Maddox, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly Simmons, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 5466 (a/k/a Unit 1) as set forth in the Master Deed establishing Brighton Village, and use the manner provided under the provision of Tennessee Code Annotated. Title 66, Chapter 27, Section 101, et seq., as amended of record in Instrument No. 20080117-0005582 in the Register's Office; said Lots also being shown as part of Exhibit "E" to the Master Deed

Being the same Property conveyed to Mitzi G. Maddox, a single person by Warranty Deed from Regent Homs, LLC a Tennessee Limited Liability Company, dated May 16, 2008 and recorded on May 20, 2008, of record in Inst No. 20080520-0051772, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibits to the Master Deed of record in Inst. No. 20080117-0005582, amended in Inst. No. 20080808-0081965, Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Inst. No. 20080117-0005582, amended in Inst. No. 20080808-0081965, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Restrictive Covenant for Detached Structure of record in Inst. No. 20080506-0046429, said Register's Office.

This is improved property, known as 5466 Edmondson Pike, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2015

Mitzi G. Maddox

State of Tennessee

County of Davidson

On this 21st day of May, 2015, before me the undersigned authority, personally appeared Mitzi G. Maddox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $194,000.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2015

Notary

My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.