BILL GARRETT, Davidson County
Trans:T20150052517 DEEDWARR
Recvd: 06/30/15 12:49 2 pgs
Fees:13.00 Taxes:479.15
20150630-0063047

Prepared by:
Realty Title & Escrow Company, Inc
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,500.00.

Affiant

Subscribed and sworn to before me,
this 18th day of June, 2015.

Notary Public
My commission expires: 11-17-18

03-1505-38384

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeanette Winston 2725 Hydes Ferry Road Nashville TN 37218	Peoples Home Equity INC 5205 Maryland Way Brentwood TN 37027	080-12-0-125.00

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, **P & C Investments, Inc.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeanette Winston**, 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 Lot No. 33 (erroneously referenced in prior deed as Lot No. 11), on the Plan of River Meadows, Section 2, of record in Book 11700, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon V. Smith, unmarried by deed from Affordable Housing Resources, Inc., dated August 31, 2001, recorded September 6, 2001, of record in Instrument No. 20010906-0097035, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17 by deed from Sharon V. Smith, dated October 16, 2014, recorded November 10, 2014, of record in Instrument No. 20141110-0103689, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to P & C Investments, Inc. by Special Warranty Deed from Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17, dated February 10, 2014, recorded February 18, 2015, of record in Instrument No. 20150218-0014113, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit, dated June 5, 2015 and recorded as Instrument No. 20150605-0052968, 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 2725 Hydes Ferry Road, Nashville, TN 37218.

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.

WITNESS my hand this 18th day of June, 2015.

P & C Investments, Inc.

By: Selena Catalogne, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Selena Catalogne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is President of P & C Investments, Inc. and that she is authorized by P & C Investments, Inc. to execute this instrument on its behalf by herself as such President.

Witness my hand and official seal at Nashville, TN, this 18 day of June, 2006.

Notary Public at Large

My commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
TENN.