WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00.

Carla S. W. Dodd
Affiant

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

Notary Public
My Commission expires: 7-3-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Allison L. Grammer	Peoples Home Equity, Inc.	174-11-0A-339.00CO
2921 Katonka Court	5205 Maryland Way Suite 100	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda J. Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allison L. Grammer, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 238, on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument Number 20050209-0015098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wanda J. Williams from Nationstar Mortgage, LLC, by Special Warranty Deed on May 7, 2014, of record in Instrument Number 20140602-0047019, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050209-0015098, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000905-0087103, as amended in Instrument Numbers 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848 and 20100526-0040558, Register's Office for Davidson County, Tennessee.
- Charter of Cane Ridge Farms Homeowner's Association, Inc., of record in Instrument Number 20010815-0088360 and Instrument Number 20041102-0131848, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20000905-0087103, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4420, Page 36; Book 4428, Page 565; Book 5078, Page 476 and Instrument Number 20020123-0009340, Register's Office for Davidson County, Tennessee.
- Easement for the flow of waters of the Turkey Creek and the rights of the public therein.
- Rights of the upper and lower riparian owners to the flow of the waters of the Turkey Creek; Rights of upper and lower riparian owners to the flow of waters of the stream, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Turkey Creek.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

BILL GARRETT, Davidson County
Trans: T20150053458 DEEDWARR
Recvd: 07/02/15 10:29 2 pgs
Fees: 13.00 Taxes: 647.50
20150702-0064155

This is improved property known as: **2921 Katonka Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 30, 2015.

Wanda J. Williams

Wanda J. Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda J. Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2015.

My commission expires 11-6-17

Notary Public

