BILL GARRETT, Davidson County
Trans:T20150054160 DEEDWARR
Recvd: 07/06/15 13:05 2 pgs
Fees:13.00 Taxes:625.30
20150706-0065020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 169,000.00

Affiant

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

Notary Public

My commission expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan Jordan	**PEOPLES HOME EQUITY, INC.**	**14906017700**
1104 Pebble Creek Ct E	5205 Maryland Way, Suite 100	
Antioch, TN 37013	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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Heather Lynn Hensley and Markus Shane Hensley, wife and husband

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

Susan C. Jordan, an unmarried woman

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. 79 on the plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Heather Lynn Serio, a single woman and Markus Shane Hensley, a single man, as tenants in common with rights of survivorship, by Warranty Deed from Shaun O. Stallings and wife, Jamie D. Stallings, dated 05/18/2009 and recorded on 05/19/2009 in Instrument Number 20090519-0046106, Register's Office for Davidson County, Tennessee. Heather Lynn Serio, having since married Markus Shane Hensley, is now known as Heather Lynn Hensley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1104 Pebble Creek Ct E, 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 and assigns forever; and we do covenant with 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 in 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 30th day of June, 2015.

Heather Lynn Hensley
Heather Lynn Hensley

Markus Shane Hensley
Markus Shane Hensley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Heather Lynn Hensley and Markus Shane Hensley, husband and wife, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Stacey Denson Palmer
Notary Public

My Commission Expires:

