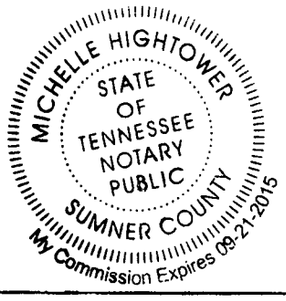
BILL GARRETT, Davidson County
Trans:T20150056303 DEEDWARR
Recvd: 07/13/15 10:09 2 pgs
Fees:13.00 Taxes:351.32
20150713-0067617

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 9.21.15

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marsha Decker	People's Home Equity, Inc.	Parcel ID:
516 Forest Pointe Place	216 Centerview Dr.; Ste 240	150090B51600CO
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 acknowledged, we

Bettie R. McGuffey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Marsha Decker and David Decker, wife and husband
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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 516 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281, and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Forest Pointe Condominiums of record in Book 7801, Page 463, as amended in Book 8050, Page 853, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the ByLaws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Bettie R. McGuffey, unmarried, by deed from Wendell Scott Clowers, unmarried, of record in Book 9606, Page 171, dated February 24, 1995, Register's Office for said County. See also Affidavits of Correction of record in Instrument 20121024-0097465, Instrument 20121025-0097998, and in Instrument 20121206-0112676, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 7075, Page 790, amended in Book 7079, Page 424; Book 10412, Page 567; Book 7801, Page 463, amended in Book 8050, Page 853; Instrument 20030712-0097022; Book 7801, Page 503, amended in Book 11720, Page 152, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 281, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7640, Page 534, Register's Office for said County; (4) Right of Way Easement of record in Book 4607, Page 424, Register's Office for said County; (5) Agreement with Colonial Pipeline Co. of record in Book 3852, Page 679, Register's Office for said County; (6) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13 and Book 3463, Page 126, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 516 Forest Pointe Place, 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 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 hand this 2nd day of July, 2015.

Bettie R. McGuffey

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 Bettie R. McGuffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.