WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/14/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARSHALL B. LEDOM

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua N. Landreth	Peoples Home Equity, Inc.	08111032100
(NAME)	(NAME)	
1724 16th Avenue North	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Schree Hill, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua N. Landreth, unmarried man, 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 the South 1/2 of Lot No. 294 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Easterly side of 16th Avenue North, formerly Herdershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Schree Hill, a single person by Warranty deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL 1 of record in Instrument No. 20130408-0034489 Register's Office for Davidson County, Tennessee, dated March 5, 2013 and recorded on April 8, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1724 16th Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150067886 DEEDWARR
Recvd: 08/13/15 12:33 2 pgs
Fees:13.00 Taxes:499.50
20150813-0081215

Witness my hand this 7th day of August, 2015.

Schree Hill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Schree Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

SUSAN M BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-27-2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066