WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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:
John Neal	Peoples Home Equity, Inc.	Parcel ID:
510 Griffin Circle	5205 Maryland Way, Ste. 100	064160E02500CO
Hermitage, TN 37076	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

Harriet M. Galichus, as Trustee of the Harriet M. Galichus Declaration of Trust, dated 12/16/06

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John Neal
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 all of Unit No. 25, in Building 7, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument 20061025-0132473, and amended in Instrument 20061106-0137656, and as amended in Instrument 20071105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Harriet M. Galichus, as Trustee under the terms and provision of a certain Trust Agreement dated the 16th day of December, 2006, as amended, and designated as the Harriet M. Galichus Declaration of Trust by deed from Harriet M. Galichus, of record in Instrument 20120223-0015611, dated February 15, 2012, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20061025-0132473 amended and restated in Instrument 20061106-0137656 and amended in Instrument 20071105-0130490, 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 Instrument 20061025-0132473 and amended in Instrument 20061106-0137656 and as amended in Instrument 20071105-0130490, said Register's Office.

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 510 Griffin Circle, Hermitage, TN 37076

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:T20150070890 DEEDWARR
Recvd: 08/21/15 11:53 2 pgs
Fees:13.00 Taxes:666.00
20150821-0084583

Witness my hand this 11th day of August, 2015.

Harriet M. Galichus Declaration of Trust,
dated 12/16/06
By:

Harriet M. Galichus, Trustee

STATE OF ILLINOIS
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriet M. Galichus, Trustee of Trust Agreement dated 12/16/06 Harriet M. Galichus Declaration of Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of Trust Agreement dated 12/16/06 Harriet M. Galichus Declaration of Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 12 day of August, 2015.

My Commission Expires: Aug 2019

Notary Public

OFFICIAL SEAL
YANIRA BERNARD
Notary Public - State of Illinois
My Commission Expires Aug 16, 2019