WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072525 DEEDWARR
Recvd: 08/26/15 12:06 2 pgs
Fees:13.00 Taxes:539.56
20150826-0086486

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,828.00.**

Janet Johnson
Affiant

Subscribed and sworn to before me this 17th day of August, 2015

Notary Public
My Commission expires: _____
(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:
Nathanial I. Wyatt	Peoples Home Equity, Inc.	Map 052-04 Parcel 55.00
1049 Mallow Drive	150 N. Seven Oaks	
Madison, TN 37115	Knoxville, TN 37922	

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, **Newport Group Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathanial I. Wyatt, a married man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Section 1, Revised Arrowhead Estates, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Newport Group Properties, LLC, by deed from JP Morgan Chase Bank, N.A., as Trustee, on August 6, 2008, of record in Instrument Number 20080916-0094675, 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 Book 4955, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5154, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1049 Mallow Drive, Madison, TN 37115**

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 August 14, 2015.

Newport Group Properties, LLC

Secretary

By Tyler King, Secretary

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of August, 2015, before me, appeared Tyler King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Newport Group Properties, LLC and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tyler King, acknowledged said instrument to be the free act and deed of said Newport Group Properties, LLC

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

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY