WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075672 DEEDWARR
Recvd: 09/04/15 10:53 2 pgs
Fees:13.00 Taxes:654.53

20150904-0090361

MARY BURNETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2015

Notary Public

MY COMMISSION EXPIRES: ~~March 01, 2016~~ 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company
721 President Place, Suite 100
Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Wicker	Peoples Home Equity, Inc.	135-08-0-004.00
(NAME)	(NAME)	
112 Smith Springs Court	5205 Maryland Way, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **John D Cain and Janice M Cain, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Wicker, an 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:

Tract 1

Land in Davidson **County, Tennessee, being Lot No. 4 on the Plan of Springwood Place Subdivision, of record in Plat Book 6200, Page 911 and revised in Book 8174, Page 818, Register's Office for said County, to which reference is made for a more complete description.**

And

Tract 2

Being a certain parcel of land located in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod situated in the Westerly boundary line of Springwood Place as recorded in Book 6200, Page 911, Register's Office of Davidson County, Tennessee; said iron rod being the common rear property line of Lot #4;

Thence with the said boundary line of said subdivision and also along the rear of said Lot #4, S 05 deg 01' 36" West 158.91' to an iron rod; said iron rod being located in the Northerly boundary line of Nashboro Village, Tract 21, as recorded in Book 10307, Page 82, Register's Office of Davidson County, Tennessee.

Thence leaving the boundary of said subdivision and along the said boundary line of Nashboro Village Tract 21 and generally with an old fence line N 86 deg 17' 57" West 123.83' to an iron rod; said iron rod

being the Southeast corner of the Mable Ellis property as recorded in Book 3616, Page 187, with a deed of correction recorded in Book 6104, Page 406, Register's Office of Davidson County, Tennessee.

Thence with said Nashboro Village boundary line and with the Easterly boundary line of Ellis and generally with an old fence line N 05 deg 14' 41" East 154.81' to an iron rod;

Thence S 88 deg 12' 33" East 123.40' to the point of beginning;

Containing 0.45 acres (19,371 square feet).

Being the same property conveyed to John D Cain and Janice M Cain, husband and wife by deed of record in Book 8796, Page 700 and by Instrument 20010119-0005867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 112 Smith Springs Court, Nashville, TN 37217

(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.

Witness my/our hands this 1st day of September, 2015.

John D Cain

Janice M Cain

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named John D Cain and Janice M Cain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 1st day of September, 2015.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: March 01, 2016

File No.: 20537