BILL GARRETT, Davidson County
Trans:T20150082698 DEEDWARR
Recvd: 09/29/15 10:17 2 pgs
Fees:13.00 Taxes:431.05
20150929-0098681

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public

My commission expires: 8.11.16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary N Roberts	**PEOPLES HOME EQUITY INC**	**04415005300**
708 Cleves St	**5205 MARYLAND WAY, STE. 100**	
Old Hickory, TN 37138	**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 ACKNOWLEDGE, WE,

K. Rod McPeters and wife, Vickie L. McPeters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary N Roberts, an unmarried woman

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 Lot No. 81, Section A, Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 56 feet on the westerly side of Cleves Street and extends back between lines 88.8 feet on the northerly side and 88.7 feet on the southerly side to a dead line in the rear measuring 56 feet thereon.

Being the same property conveyed to K. Rod McPeters and wife, Vickie L. McPeters by Special Warranty Deed from David Bate Parsons, Executor of the Estate of Carol K. Wescott dated 06/12/06 and recorded on 06/13/06 in Instrument No. 20060613-0070334, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 708 Cleves St, Old Hickory, TN 37138.

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 in 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 hand(s) this 25th day of September, 2015.

K. Rod McPeters

Vickie L. McPeters

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, K. Rod McPeters and Vickie L. McPeters, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY