WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Christenbury	Peoples Home Equity Inc.	162-09-0A-056.00
(NAME)	(NAME)	
5510 Country Drive, Apt. 56	213 Ward Circle Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Shirley Windsor Loper, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Christenbury, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Townhouse No. 56, on the Site Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Shirley W. Adams by Warranty Deed from Gary W. Smith and wife, Sherrie Lee Smith, dated January 14, 1987, of record in Book 7113, page 494, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Shirley Windsor Loper by Quitclaim Deed from J. Nelson Loper, dated May 1, 2001, of record in Instrument No. 20010606-0059453, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5510 Country Drive, Number 56, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150088515 DEEDWARR
Recvd: 10/16/15 16:01 2 pgs
Fees:13.00 Taxes:333.00

20151016-0105749

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the Plan of record in Book 4300, page 197 and Book 4460, page 133; Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, of record in Book 4521, page 574; Book 4659, page 32; Book 4937, page 429; Book 5001, page 397 and Instrument No. 20140613-0051943; Charter of Hickory Valley Condominiums, Phase 2 Association of record in Book 7980, page 470; By-Laws of record in Book 4521, page 574 and Book 4659, page 32; Easement to Comcast of Nashville of record in Instrument No. 20130517-0050050; Access easement of record in Book 4842, page 979 and Book 5606, page 663; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 14th day of October, 2015.

Shirley Windsor Loper

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shirley Windsor Loper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 21626

