WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Theresa A. Toman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

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:
Theresa A. Toman	Peoples Home Equity, Inc.	Parcel ID:
3924 Pepperwood Dr.	5205 Maryland Way; Ste 100	165130A12200CO
Antioch, TN 37013	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

Deborah L. Matlock f/k/a Deborah Dillinger, and husband, Thomas Matlock

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Theresa A. Toman, 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. 466 on the Plan of Peppertree Forest, Section Ten, a Planned Unit Development, of record in Plat Book 7900, Page 938, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dwayne Dillinger and Deborah Dillinger, husband and wife, by deed from David D. Mortinsen and wife, Christy L. Mortinsen, of record in Instrument 20060726-0089820, dated July 14, 2006, Register's Office for said County. The said Dwayne Dillinger died November 5, 2007, and title vested in Deborah Dillinger as surviving tenant by the entirety. The said Deborah Dillinger having since remarried and is now known as Deborah L. Matlock.

This conveyance is subject to Restrictions and By-Laws of record in Book 7982, Page 736, amended in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, Page 162; and Book 8758, Page 623, amended in Book 9664, Page 162, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 938, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 943, said Register's Office.

Deborah Dillinger and Deborah L Matlock being one in the same person.

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 3924 Pepperwood Dr., Antioch, TN 37013

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 hand this 27th day of October, 2015.

Deborah L. Matlock

Deborah L. Matlock

Thomas Matlock

BILL GARRETT, Davidson County
Trans: T20150091856 DEEDWARR
Recvd: 10/28/15 12:46 2 pgs
Fees: 13.00 Taxes: 480.63

20151028-0109705

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah L. Matlock and husband, Thomas Matlock, 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 and official seal at Nashville, Tennessee, this 27th day of October, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.