WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

O-VRES-15-702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18 (AFFIX SEAL)

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bonnie Lamanno	**Peoples Home Equity, Inc.**	
(NAME)	(NAME)	**075-07-0-217.00**
702 Rachels Trail	**5205 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/06/15 16:18 3 pgs
Fees:18.00 Taxes:395.90
20151106-0113520

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLENE F. HUBBARD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BONNIE LAMANNO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 42-A on the Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 & 48, Rachel's Square - Section Two, of record in Plat Book 6250, Page 540, and amended to change the name to Colony Downs in Book 8030, page 757, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlene F. Hubbard, an unmarried person by Quitclaim deed from Charlene F. Chandler, unmarried, of record in Instrument No. 20061220-0156822, Register's Office for Davidson County, Tennessee, dated December 18, 2006 and recorded on December 20, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 623 as amended in Plat Book 6250, Page 540 and further amended in Book 8030, Page 757, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6619, Page 777, as amended in Book 8030, Page 757, Book 11627, Page 594 and Instrument No. 20070619-0073174, Register's Office for Davidson County, Tennessee.
- Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6455, Page 135, in the Register's Office for Davidson County, Tennessee.
- Land Use Restriction Agreement of record in Book 9960, Page 636, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20150211-0012558, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702 Rachels Trail , Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF NOVEMBER, 2015.

Charlene F. Hubbard

Charlene F. Hubbard

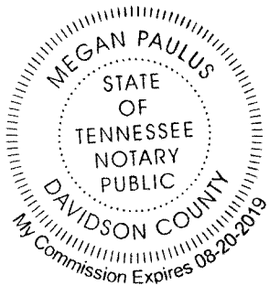
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLENE F. HUBBARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2015.

Megan Paulus

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Taylor Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Taylor Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3/27/28

