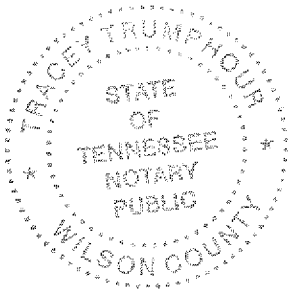
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Kenzie D Gaines
Affiant

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

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenzie D. Gaines	Peoples Home Equity, Inc	044-15-O-123.00
(NAME)	(NAME)	
2309 Valley Forge Drive	5205 Maryland Way, Ste 101	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/03/15 14:21 3 pgs
Fees:18.00 Taxes:532.80
20151203-0122012

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott Craighead and wife, Lisa G. Craighead and Scotty Lee and wife, Tammy Lee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kenzie D. Gaines, an unmarried woman and Wacey A. Russell, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 8, Section D, Village of Old Hickory, as shown on plan recorded 7/16/48, Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Scott Craighead and wife, Lisa G. Craighead and Scotty Lee and wife, Tammy Lee by Quitclaim Deed from Scott Craighead and wife, Lisa G. Craighead, dated 2/15/2012 recorded 2/29/2012, of record in Instrument No. 20120229-0017533, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 912 Hadley Avenue, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 1st day of December, 2015.

Scott Craighead

Lisa G. Craighead

Scotty Lee

Tammy Lee

State of Tennessee
County of Wilson

Personally appeared before me Scott Craighead, Lisa G. Craighead, Scotty Lee, and Tammy Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY THUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY