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

Davidson County DEEDWARR
Recvd: 12/09/15 10:34 3 pgs
Fees:18.00 Taxes:540.20
20151209-0123868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEIL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Abbot and Peggy E. Abbot, husband and wife	Peoples Home Equity, Inc.	02800001100
6109 Marrowbone Lake Road (ADDRESS)	150 N. Seven Oaks (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kenneth Woods, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Abbot and Peggy E. Abbot, husband and wife, hereinafter called the Grantees, 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 A PART OF LOT 11 ON THE MAP OF LANDS OF HENRY FLOTO, AS OF RECORD IN BOOK 421, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE JOHN M. SULLIVAN, CIVIL ENGINEER, MARCH 5, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MARROWBONE LAKE OR LAKE LOUIS ROAD, SOUTH 52 DEG. EAST 300 FEET PLUS SOUTH 52 DEG. 20 MIN. EAST 150 FEET FROM THE NORTHERLY CORNER OF THE PROPERTY CONVEYED TO FARRIS PEMBERTON AND WIFE, MYRTLE D. PEMBERTON, BY DEED FROM W. H. FARMER AND WIFE EFFIE ELIZABETH FARMER, OF RECORD IN BOOK 2741, PAGE 616, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 52 DEG. 20 MIN. EAST 150 FEET TO A POINT; THENCE SOUTH 45 DEG. WEST 290.5 FEET TO A POINT; THENCE NORTH 52 DEG. WEST 150 FEET TO A POINT; THENCE NORTH 45 DEG. EAST 290.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KENNETH WOODS BY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION OF RECORD BY INSTRUMENT NO. 20090819-0078013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 6109 Marrowbone Lake Road, Joelton, TN 37080
(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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 7th day of December, 2015.

Kenneth R. Woods

Kenneth Woods

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Woods, an unmarried person the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Celia Stewart Rouse
Attorney or Custodian

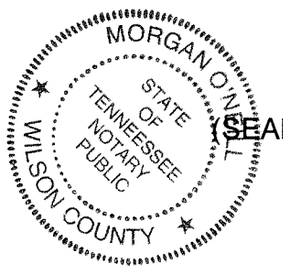
Birthright Title, LLC

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, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)