BILL GARRETT, Davidson County
Trans:T20160007114 DEEDWARR
Recvd: 01/27/16 11:27 2 pgs
Fees:13.00 Taxes:573.50
20160127-0007835

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2016.

Notary Public
My commission expires: 10-20-19

04-1512-55843

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brittany D. Lambert	Peoples Home Equity, Inc.	108-04-0-053.00
909 Wemberton Drive	2 Maryland Way, Suite 110	
Nashville TN 37214	Brentwood, TN. 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel W. Brown and wife, Rachel A. Brown**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brittany D. Lambert**, hereinafter called the Grantees, their successors 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. 88, on the Plan of Section Two, Larchwood, of record in Book 5200, Pages 207 and 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel W. Brown and wife, Rachel A. Brown by deed from Philip D. Pence, IV and wife, Mary Ann Pence, dated December 28, 2012, recorded December 31, 2012, of record in Instrument No. 20121231-0120731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 Wemberton Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of January, 2016.

Daniel W. Brown

Rachel A. Brown

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel W. Brown and Rachel A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 25th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD