WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-234816

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160007580 DEEDWARR
Recvd: 01/28/16 12:44 2 pgs
Fees:13.00 Taxes:939.80
20160128-0008401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $254,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2016.

Amanda Vaughn
Notary Public

My commission expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Ham Jodi Lindsey	People's Home Equity Inc 5205 Maryland Way, Ste 100 Brentwood, TN 37027	
1992 Upland Drive		073-09-0-164.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERI D. PHILLIPS NKA KERI PAXTON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN HAM AND JODI LINDSEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 386 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116*, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.*(*Erroneously referred to as page 1116 in prior deed*)

Being the same property conveyed to Keri D. Phillips, unmarried by Warranty deed from Helen Evelyn Greer, unmarried of record in Instrument No. 20130425-0041058 Register's Office for Davidson County, Tennessee, dated April 11, 2013 and recorded on April 25, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1992 Upland Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~22nd~~ 21st day of January, 2016.

Keri D. Phillips NKA Keri Paxton

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keri D. Phillips NKA Keri Paxton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Produced TN/DL# 073703191

Witness my hand and seal this 21st day of January, 2016.

A. Renee McCrary
Notary Public

A. RENEE MCCRARY NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:
6-25-2017

NOTARY PUBLIC STATE OF FLORIDA
A. RENEE MCCRARY
MY COMMISSION # FF 008819
EXPIRES: June 25, 2017
Bonded Thru Budget Notary Services

Bryan Paxton, spouse of Keri D. Phillips NKA Keri Paxton, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Bryan Paxton

STATE OF FLORIDA
COUNTY OF Brevard

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

Produced TN/DL # 086597501

Witness my hand and seal this 21st day of January, 2016.

A. Renee McCrary
Notary Public

My Commission Expires:
6-25-2017

NOTARY PUBLIC STATE OF FLORIDA
A. RENEE MCCRARY
MY COMMISSION # FF 008819
EXPIRES: June 25, 2017
Bonded Thru Budget Notary Services

A. RENEE MCCRARY NOTARY PUBLIC STATE OF FLORIDA