This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Matthew S. Hedrick
1725 Stone Hollow Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
People's Home Equity, Inc.
5205 Maryland Way, Suite 100
Brentwood, TN 37027

MAP/PARCEL
64-16-D-12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey B. Anderson, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Matthew S. Hedrick, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 213, Section One, Truxton Park, as shown by plat and survey of record in Instrument No. 20001026-0106272, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey B. Anderson by Warranty Deed dated May 25, 2005, from Mark A. Farris and wife, Mitzi R. Farris, appearing of record in Instrument No. 20050601-0061256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **1725 Stone Hollow Court, Hermitage, Tennessee 37076.**

BILL GARRETT, Davidson County
Trans:T20160008909 DEEDWARR
Recvd: 02/02/16 11:06 2 pgs
Fees:13.00 Taxes:684.13
20160202-0010022

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **29th** day of **January, 2016.**

X _____
Jeffrey B. Anderson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey B. Anderson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of January, 2016.

_____
NOTARY PUBLIC

ERIC MODZELEWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires October 17, 2018

My Commission Expires: 10/17/18

STATE OF TENNESSEE
COUNTY OF ~~Shelby~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $184,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 29th day of January, 2016.

_____
NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16

File No. 16013904