BILL GARRETT, Davidson County
Trans:T20160016263 DEEDWARR
Recvd: 02/29/16 10:30 2 pgs
Fees:13.00 Taxes:1332.00
20160229-0018836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:
08-20-19

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Leigh S. Townes and John J. Townes, wife and husband	People's Home Equity Inc.	14612015000
	(NAME)	
415 Barrywood Drive	5205 Maryland Way, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Atkins & Associates Home Builders, Incorporated , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leigh S. Townes and John J. Townes, wife and husband, 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 LOT NO. 335 IN SECTION 5, CRIEVE HALL ESTATE, AS OF RECORD IN BOOK 2133, PAGE 91, SAID REGISTER'S OFFICE. SAID LOT NO. 335 FRONTS 104.9 FEET ON THE SOUTHERLY SIDE OF BARRYWOOD DRIVE AND RUNS BACK 297.9 FEET ON THE EASTERLY LINE AND 299 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 72 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ATKINS & ASSOCIATES HOMEBUILDERS, INCORPORATED, BY DEED FROM MILDRED L. BROWN, OF RECORD IN INSTRUMENT NO. 20151022-0107621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS 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 415 Barrywood Drive, Nashville, TN 37211
(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.

Witness my/our hand(s) this 26th day of February, 2016.

WARRANTY DEED
(Continued)

Atkins & Associates Home Builders, Incorporated

BY: _____ Pres

Thomas J. Atkins, President

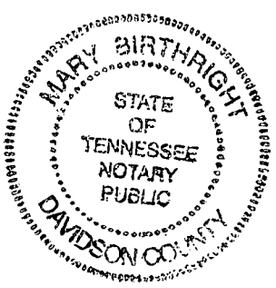
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Thomas J. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Atkins & Associates Homebuilders, Incorporated, the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at Goodlettsville, Tennessee, this 26th day of February, 2016.

Notary Public



My Commission Expires: 08-20-19

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