Prepared By & Return To:
Gasser Law, PLLC
511 Enon Springs Road, East
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~29th~~ 1st DAY OF ~~February, 2016.~~ March

Notary Public
Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Catherine S. Charlton and Richard Lee Charlton 844 Trailside Circle Antioch, TN 37013	People's Home Equity, Inc. 5205 Maryland Way; Ste 100 Brentwood, TN 37027	MAP -PARCEL 165-13-0-A-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald Spencer Brooks, Devisee and Franklin Brooks, Devisee of The Estate of Shelbie J. Connally

HEREINATER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine S. Charlton and Richard Lee Charlton, wife and husband

HEREINAFER CALLED THE GRANTEES, 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. 403 on the Plan of Peppertree Forest, Section Four, of record in Plat Book 7900, page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles E. Connally, and wife, Shelbie J. Connally, by deed from Cardinal Construction Company of record in Book 8951, page 331, Register's Office of Davidson County, Tennessee. Charles E. Connally died on February 16, 2013, leaving Shelbie J. Connally as sole owner via tenancy by the entirety. Shelbie J. Connally died testate on March 23, 2015, Filed in Probate Court in Davidson County, Tennessee, Case No. 15P1197.

THIS CONVEYANCE is made subject to the following:

1. Restriction of Record in Deed Book 8757, Page 607

BILL GARRETT, Davidson County
Trans:T20160017695 DEEDWARR
Recvd: 03/03/16 14:07 2 pgs
Fees:13.00 Taxes:454.73
20160303-0020589

2. All matters shown by subdivision plat recorded in Plat Book 7900, Page 426

Power of Attorney of record in Instrument 20160303-0020587 and in Instrument 20160303-0020588, Register's Office for said County.

This is improved property known as: 844 Trailside Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTOR, their heirs and assigns forever; and we so 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 taxes are pro-rated as of the date of closing and assumed by the Grantees herein; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 29th day of February, 2016.

Ronald Spencer Brooks by Angela Kaye Brooks Atty in fact
Ronald Spencer Brooks
Devisee
By: Angela Kaye Brooks, Attorney in Fact

Franklin Brooks by Angela Kaye Brooks Atty in fact
Franklin Brooks
Devisee
By: Angela Kaye Brooks, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Angela Kaye Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Ronald Spencer Brooks and Franklin Brooks, Devisees of the Estate of Shelbie J. Connally, the within named bargainers, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of February 2016.

Robin Zaleski
Notary Public
My Commission Expires: Nov 20, 2016

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)