BILL GARRETT, Davidson County
Trans:T20160019466 DEEDWARR
Recvd: 03/09/16 14:43 2 pgs
Fees:13.00 Taxes:843.60
20160309-0022736

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 228,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2016.

Notary Public

My commission expires: 11-5-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Oakes	**Peoples Home Equity, Inc.**	**06115001400**
3918 Burrus Street	**5205 Maryland Way, Suite 100**	
Nashville, TN 37216	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Chase R. Beck, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Oakes, an unmarried woman

HEREINAFTER 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 the northerly 50.0 feet of Lot no. 59 of the Maplewood Home Tract of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on an unrecorded resubdivision of Lot Nos. 59 and 60, prepared November 10, 1959. by William Collier Parrish Associates, Nashville, Tennessee, as follows:

Said property fronts 50.0 feet on the easterly side of Burrus Street and runs back between parallel lines 225.0 feet to a dead line.

Being the same property conveyed to Chase R. Beck, an unmarried man, from Gregory Young, an unmarried man, by Warranty Deed dated January 8, 2016 and of record in Instrument No. 20160111-0002403, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gregory Young from Katrina Young by Quitclaim Deed dated January 8, 2016 and of record in Instrument No. 20160111-0002402, said Register's Office.

Further being the same property conveyed to Gregory Young and wife, Katrina Young from Gregory Young, married, by Quitclaim Deed dated September 26, 2006 and of record in Instrument No. 20061005-0123674, said Register's Office.

This is improved (X) unimproved (____) property known as 3918 Burrus Street, 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 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 in 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 9th day of March, 2016.

Chase R. Beck

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Chase R. Beck, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2016.

Notary Public

My Commission Expires: 12-22-19

