BILL GARRETT, Davidson County
Trans:T20160023012 DEEDWARR
Recvd: 03/21/16 15:16 2 pgs
Fees:13.00 Taxes:647.50
20160321-0026748

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0205

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF March, 2016

Notary Public
Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kim Mayes 349 Summit Ridge Drive Nashville, TN 37215	Peoples Home Equity, Inc. 2494 N Mount Juliet Road Mt Juliet, TN 37122	131-05-0B-349.00 CO

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,

Helen B. Digby, unmarried

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

Kim Mayes and Cannon R. Mayes, wife and husband

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 Unit No. 349 as shown on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

BEING the same property conveyed to George J. Digby and wife, Helen B. Digby, by Warranty Deed from Four Seasons Associates, Inc., a Tennessee corporation, dated 4/9/87 and recorded 4/15/87 in Book 7204, Page 367, as corrected in Book 7406, Page 475, Register's Office for Davidson County, Tennessee. The said George J. Digby having since died on 05/02/2014. Teena Vincent, Attorney-at-Law was appointed Conservator of Helen Bruce Digby by document in the Chancery Probate Court of Sumner County, Tennessee. Pursuant to "Order Approving and Authorizing Conservator to Accept Purchase and Sale Agreement for Sale of Real Property" in The Chancery (Probate) Court for Sumner County, Tennessee at Gallatin, the said Teena D Vincent, Conservator for Helen Bruce Digby, was authorized to sell subject property..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 349 Summit Ridge Drive, Nashville, TN 37215.

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 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 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 the 16th day of March, 2016.

Helen B. Digby
By: Teena D. Vincent, Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Teena D. Vincent with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Conservator of Helen B. Digby, the within named bargainor, , and that he/she as such Conservator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by himself/herself as Conservator.

Witness my hand and official seal at office this 16th day of March .2016.

CAROLT BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public

Commission Expiration: 3/21/17

(Notary Seal)