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BILL GARRETT, Davidson County
Trans:T20160028700 DEEDWARR
Recvd: 04/08/16 11:15 2 pgs
Fees:13.00 Taxes:451.40
20160408-0033844

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ronald King and wife, Ila Bell Garton, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Erica Brown, an unmarried woman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

## W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being Unit No. 112 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ronald King and Ila Bell Garton by deed dated February 18, 2016 of record in Instrument No. 20160219-0015749, Register's Office of Davidson County, Tennessee.

Map & Parcel: 135-16B-112

Property Address: 626 Flintlock Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of April, 2016.

Ronald King

Ila Bell Garton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Ronald King and Ila Bell Garton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of April, 2016.

KIM SWANN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

Notary Public

My commission expires: 03/21/2018

STATE OF TENNESSEE
COUNTY OF Sumner

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I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $122,000.00.

Affiant

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 4th day of April, 2016.

My commission expires:
2-4-2019

Notary Public

NEW PROPERTY OWNER:
Erica Brown
626 Flintlock Ct.
Nashville, TN 37217

PERSON RESPONSIBLE FOR TAXES:
Peoples Home Equity, Inc.
150 N. Seven Oaks
Knoxville, TN 37922