Box 14
G-28306-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160032450 DEEDWARR
Recvd: 04/20/16 12:03 2 pgs
Fees:13.00 Taxes:1313.50
20160420-0038314

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jesse Edwards	**Peoples Home Equity, Inc.**	**Map 172-09-0-A Parcel 129.00co**
921 South Wickshire Way	**5205 Maryland Way, Suite 100**	
Brentwood, TN 37027	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard D. Barnet and Sarah S. Barnet, husband and wife

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

Jesse Edwards and Carrie Edwards, husband and wife

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 Lot No. 129 on the Final Plat of Banbury Crossing, Section Three, a Planned Unit Development, of record in Book 9700, page 665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Richard D. Barnet by Deed from Chris E. Gardner and wife, Teresa D. Gardner, dated May 27, 2010, of record in Instrument No. 20100528-0041168, Register's Office for Davidson County, Tennessee.

Sarah S. Barnet, spouse of the above named Richard D. Barnet, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is made subject to the following:
(1) The Plan of record in Book 9700, Page 665, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters shown on the Boundary Plat of record in Book 9700, Page 549, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions and Restrictions of Banbury Crossing of record in Book 10369, Page 48, and Supplemental of record in Book 10962, Page 516, amended in Instrument No. 20010523-0053234,in 200307-280105031, and in Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
(4) By-Laws of Banbury Crossing Homeowners' Association, Inc., of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
(5) Charter of Banbury Crossing Homeowners' Association, Inc., of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.
(6) Easement of record in Instrument No. 20000111-0004044, said Register's Office.
(7) Taxes for 2016 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **921 South Wickshire Way, Brentwood, TN 37027**

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 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 **19th** day of **April, 2016.**

Richard D. Barnet

Sarah S. Barnet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard D. Barnet and Sarah S. Barnet,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____