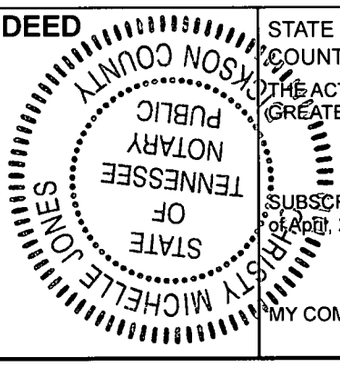
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-7-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monica R. Donovan-Jaco	People's Home Equity, Inc.	075-14-0-022.00
(NAME)	(NAME)	
8126 Luree Lane	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Troy E. Raymer and wife, Dawn Raymer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Monica R. Donovan-Jaco and Joseph Jaco, husband and wife, and Robert M. Donovan, a married man, 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 the 4th Civil District of Davison County, being Lot No. 174 on the Plat of Hermitage Estates, Section 4, being a resubdivision of Lot 174 and Reserved Parcels "J", "K", on the Plan of Hermitage Estates, Section I, of record in Plat Book 3700, Page 148, Register's Office for said County.

SAID Lot No. 174 fronts 161.4 feet on the North margin of Luree Drive and extends back 161.3 feet on the East line and 138.15 feet on the West line, which is a broken line, to a line on the rare on which it measures 127.8 feet.

BEING the same property conveyed to Troy E. Raymer and wife Dawn Raymer, by Warranty Deed from Ray M. Gibbs and wife, Katherine Gibbs, of record in Book 9557, Page 600, Register's Office for Davidson County, Tennessee, dated December 20, 1994 and recorded on December 29, 1994.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8126 Luree Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20160037457 DEEDWARR
Recvd: 05/05/16 11:49 2 pgs
Fees:13.00 Taxes:802.90
20160505-0044574

Witness our hands this 29th day of April, 2016.

Troy E. Raymer

Dawn Raymer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Troy E. Raymer and Dawn Raymer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-2020

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020