WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Tamra A. Lish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tamra A. Lish	Peoples Home Equity, Inc	
(NAME)	(NAME)	
2437 Melbourne Drive	5205 Maryland Way, Ste 101	064-12-0A-0628.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/09/16 10:23 3 pgs
Fees:18.00 Taxes:547.60
20160609-0058304

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael K. Davis, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tamra A. Lish, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 628, on the plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Plat Book 6250, Page 118, in the register's office for Davidson County, Tennessee and further established by Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817 and Book 8510, Page 95, said register's office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy Hugh Byers is also known as Bill H. Byers, Billie N. Byers by Warranty Deed dated 03/27/1987 from Fox Run Company, Inc., a Tennessee Corporation of record in Book 7200, Page 696, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael K. Davis, a married man by Warranty Deed dated 2/26/2016 from Miriam Byers and Mike Dorsett of record in Instrument 201603090022593, Register's Office for Davidson County, Tennessee. Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Book 6250, Page 118, said Register's Office. Master Deed of record in Book 5535, Page 713, said Register's Office. Master Deed of record in Book 5936, Page 301, said Register's Office. Master Deed and By-Laws filed for record in Book 5564, Page 582, said Register's Office. Said Masterdeed was amended of record in Book 5895, Page 516, said Register's Office. Said Masterdeed was amended of record in Book 6370, Page 817, said Register's Office. Said Masterdeed was amended of record in Book 8510, Page 95, said Register's Office. Said Masterdeed was amended of record in Book 8510, Page 100, said Register's Office. Said By-Laws were amended of record in Book 5548, Page 852, said Register's Office. Said By-Laws were amended of record in Book 5896, Page 1, said Register's Office. Said By-Laws were amended of record in Instrument 20120620005393 6, said Register's

Office. Charter of record in Book 5208, Page 188, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 628 Weatherbeaten Place, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 6th day of June, 2016.

Michael K Davis by Ronnie Glover his atty in fact

Michael K. Davis by Ronnie Glover his atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of May, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ronnie Glover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Michael K. Davis, and is authorized by her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20160609-0058303, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

