WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057678 DEEDWARR
Recvd: 07/07/16 08:52 2 pgs
Fees:13.00 Taxes:1294.63

20160707-0069340

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Agee	Peoples Home Equity, Inc.	085-04-0-A-258.00 CO
(NAME)	(NAME)	
4252 Stone Hall Blvd.	2494 N. Mount Juliet Road, Suite 500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Megan Jarman formerly known as Megan Ziliak and Michael Jarman, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Agee and Kimberly B. Agee, 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. 258 on the Final Plat, The Reserve at Stone Hall, (formerly Eversong at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed from E. Phillips Development, LLC, a Tennessee limited liability company, dated September 3, 2013, of record in Instrument No. 20130905-0093414, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Megan Ziliak, an unmarried woman, and Michael Jarman, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated June 9, 2014, of record in Instrument No. 20140619-0053792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20131014-0107217; restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628 and Instrument No. 20120207-0011118; Easement for water line of record in Book 4212, page 147 and Instrument No. 20060801-0093487; Easement for right of way of record in Instrument No. 20090421-0036252; Easement for water mains of record in Instrument No. 20030328-0040734; Easement for sewer/ water mains of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521; Easement agreement of record in Book 7292, page 968; Inspection and maintenance agreement for private stormwater management facilities of record

in Instrument No. 20120730-0066771; Order regarding Metro road connection easement/ sewer/ option agreement of record in Instrument No. 20100106-0001301; Conveyance of common space of record in Instrument No. 20090310-0021483; Easement agreement for conservation greenway of record in Instrument No. 20011024-0116287; Easement for flowage of record in Book 2244, page 399; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4252 Stone Hall Blvd., 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.

Witness our hands this 30th day of June, 2016.

Megan Jarman by Blake Berry her attorney in fact
Megan Jarman by Blake Berry, her Attorney-in-Fact

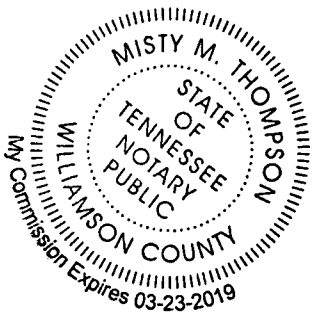
Michael Jarman by Blake Berry, his attorney in-fact
Michael Jarman by Blake Berry, his Attorney-in-Fact

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Blake Berry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for **Megan Jarman and Michael Jarman**, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of **Megan Jarman and Michael Jarman**, the within named bargainors by the said **Blake Berry** as such Attorney-in-Fact.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 30th day of June, 2016.

Notary Public
My Commission Expires: _____



File No.: 23060