WARRANTY DEED

File #2016070457

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

Vanessa E. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki L Frey	Peoples Home Equity, Inc.	176-20-35
(NAME)	(NAME)	
5029 Trailwater Drive	213 Ward Circle Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, I/WE, **Elizabeth A Nielsen, now Collins and Amanda L Collins, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicki L Frey,** 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:

Being Lot No. 257, on the plan of Section 15 Peppertree Forest, as the same appears of record in Plat Book 7900, Page 574, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Elizabeth A Nielsen, an unmarried woman and Amanda L Collins, an unmarried woman, as tenants in common with express right of survivorship by Quit Claim Deed from Elizabeth A Nielsen, an unmarried woman, dated 02/03/2012, of record in Instrument No. 20120207-0010997, said Register's Office. **The said Elizabeth A Nielsen and Amanda L Collins having since married. The said Elizabeth A Nielsen is now known as Elizabeth A Collins.**

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 574, said Register's Office.; Restrictive Covenants as of record in Book 9036, Page 719, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **5029 Trailwater Drive, Antioch,TN,37013**

(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:T20160068309 DEEDWARR
Recvd: 08/08/16 11:45 2 pgs
Fees:13.00 Taxes:706.70
20160808-0082131

Witness our hands this 1st day of August, 2016.

X Elizabeth A Nielsen n/k/a Elizabeth A Collins

Elizabeth A Nielsen n/k/a Elizabeth A Collins

Amanda L Collins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Amanda L. Collins and Elizabeth A. Collins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of August, 2016.

Commission expires:

8/18/18

Vanessa E Allen

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128