(7)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160069644 DEEDWARR
Recvd: 08/11/16 12:00 2 pgs
Fees: 13.00 Taxes: 887.63

20160811-0083635

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 4, 2017

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
Taylor W. Spruell	Peoples Home Equity, Inc.	117-03-0-A-062.00
(NAME)	(NAME)	
3000 Hillsboro Pike, Apartment 62	2494 N. Mount Juliet Road, Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, I, **Traciann Philomena D'Almeida, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor W. Spruell and Katelyn Joy Spruell, 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 Unit 62 on the Plan of Versailles Townhomes, as of record in Book 5050, page 80, and corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Traciann D'Almeida, married, by Warranty Deed from Edward A. White and wife, Jessica Alexander White, dated July 18, 2007, of record in Instrument No. 20070719-0085914, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Traciann Philomena D'Almeida by Quitclaim Deed from Dunstan Tony DeSouza, dated July 5, 2008, of record in Instrument No. 20080827-0087937, Register's Office for Davidson County, Tennessee.

Sanjay Nannapaneni, husband of Traciann Philomena D'Almeida, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above described tract or parcel of land.

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 Book 5050, page 80 and Book 5171, page 153; Master Deed of record in Book 5168, page 944, Book 7770, page 955 and Book 8434, page 719; By-Laws of record in Book 5168, page 961; Book 5589, page 367; Book 5659, page 641; Book 5667, page 375 and Book 7770, page 955; Articles of Incorporation/ Charter of record in Book 5179, page 858; Easement for sanitary sewer of record in Book 3531, page 592; Easement for sanitary sewer/ storm drainage of record in Book 3965, page 909 and Book 4158, page 34; Easement dedication of record in Book 4240, page 209; Easement declaration and deed of record in Book 5221, page 681; Agreement to maintain access (private road) of record in Book 11186, page 891; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3000 Hillsboro Pike, Apartment 62, Nashville, TN 37215
(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 5th day of August, 2016.

TRACIANN PHILOMENA D'ALMEIDA By: M. Wills ATTORNEY IN FACT
Traciann Philomena D'Almeida by Matt Willms, her Attorney-in-Fact

SANJAY NANNAPANENI By: M. Wills, ATTORNEY IN FACT
Sanjay Nannapaneni by Matt Willms, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Matt Willms**, 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 **Traciann Philomena D'Almeida and Sanjay Nannapaneni**, 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 name of **Traciann Philomena D'Almeida and Sanjay Nannapaneni**, the within named bargainors by the said **Matt Willms** as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of August, 2016.

Notary Public
My Commission Expires: _____

File No.: 23461

