(1) Return to: Bridgehouse Title

WARRANTY DEED

File #2016080571

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Melanie DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

BILL GARRETT, Davidson County
Trans: T20160085378 DEEDWARR
Recvd: 09/28/16 14:55 2 pgs
Fees: 13.00 Taxes: 785.33
20160928-0102398

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
Mark A. Thomas and Charissa N. Thomas	Peoples Home Equity Inc.	10905000600
(NAME)	(NAME)	
1228 Reelfoot Circle	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Karen Annette Hurley, unmarried, and Kelly Lee Hurley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Thomas and Charissa N. Thomas, 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:

Being Lot No. 100, on the plan of Section Two, Reelfoot, as of record in Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karen Annette Hurley, unmarried and Kelly Lee Hurley, unmarried, Joint Tenants with Full Rights of Survivorship by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New york, not in its individual capacity but solely as Trustee for the benefit of The Certificateholders of the CWABS inc. Asset-Backed Certificates Series 20007-BC2, dated 12/30/2011, of record in Instrument No. 20120109-0002145, said Register's Office.

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 Book 5200, Page 727, said Register's Office.; Deed of Conveyance for Sanitary Sewer as of record in Book 7322, Page 359, said Register's Office.; Deed of Conveyance for Watermain as of record in Book 7322, Page 386, said Register's Office.; Restrictive Covenants as of record in Book 6411, Page 920, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1228 Reelfoot Circle, Nashville, TN, 37214**

(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 23rd day of September, 2016.

Karen Annette Hurley

Kelly Lee Hurley

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Karen Annette Hurley and Kelly Lee Hurley, 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 23rd day of September, 2016.

Commission expires:

8/18/18

Notary Public

Vanessa E Allen
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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