BILL GARRETT, Davidson County
Trans:T20160096574 DEEDWARR
Recvd: 11/01/16 13:40 2 pgs
Fees:13.00 Taxes:699.30
20161101-0115470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$189,000.00** (One Hundred Eighty Nine Thousand).

Eric Simon
AFFIANT

Subscribed to and sworn before me this 28th day of October, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Eric Simon and Dana Rose 1109 Pawnee Trail Madison, TN 37115	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	053090B16700CO

WARRANTY DEED

FOR AND IN 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, **DEANDRE HAMBRICK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ERIC SIMON AND DANA ROSE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 82 on the Plan of Cumberland Station at Wilson Camp, Section Five, as shown on plat of record in Instrument Number 20060118-0006553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to DeAndre Hambrick, unmarried, by deed from Secretary of Housing and Urban Development of record in Instrument No. 20120713-0061628, Register's Office for Davidson County, Tennessee, executed July 12, 2012 and filed for record on July 13, 2012.

Being also known as 1109 Pawnee Trail, Madison, Tennessee 37115

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1109 PAWNEE TRAIL** **MADISON, TN 37115**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of October, 2016

DeAndre Hambrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DeAndre Hambrick** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of October, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____