Davidson County DEEDWARR
Recvd: 11/03/16 09:22 3 pgs
Fees:18.00 Taxes:640.10
20161103-0116280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$173,000.00.**

Nathaniel Cochran
Affiant

RACHEL BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 27th day of October, 20 16.

Rachel Bellamy
Notary Public
My Commission expires: 11/17/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Taylor Coke	Peoples Home Equity Inc.	Map 04411001300
502 Hadley Avenue	170 N Seven Oaks Dr	
Old Hickory, TN 37138	Knoxville TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams and Trenton Langton,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Taylor Coke and Lisa Coke, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 158, Section A, Village of Old Hickory, as recorded in Book 1424, Page 68, Register's Office, Davidson County, Tennessee, and further described according to mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 6/1/1992, as follows:

Beginning at a point in the Westerly margin of Hadley Avenue, said point being the Southeast corner of Lot 156 and the Northeast corner of Lot 157; thence leaving said margin in a Westerly direction 146 feet to a point; thence Northeasterly 118 feet more or less to a point in the Southerly margin of Orchard Drive; thence with said margin 81.4 feet to a point; thence 7.6 feet to the beginning of a curve; thence with said curve Southeasterly 11 feet to a point in the Westerly margin of Hadley Avenue; thence with said margin 67 feet to a point, the point of beginning.

Being the same property conveyed to Wanda Williams and Trenton Langton by Warranty Deed from Sharon Bradshaw dated 08/18/2016 of record in Instrument Number 20160819-0087106, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 1424, page 68, Register's Office Davidson County, Tennessee.
- Easements as set forth in instrument recorded in Book 7661, page 688 and Book 2152, page 370, Register's Office for Davidson County, Tennessee.

This is improved property known as: **502 Hadley Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 27, 2016.

Wanda Williams

Trenton Langton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams and Trenton Langton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

