STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6515D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160100889 DEEDWARR
Recvd: 11/15/16 14:44 2 pgs
Fees:13.00 Taxes:925.00
20161115-0120493

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Robert B. Farley and Daniel J. Stewart<br>(NAME)<br><br>2156 Strombury Drive<br>(STREET ADDRESS)<br><br>Hermitage, TN 37076<br>(CITY) (STATE) (ZIP) | Peoples Home Equity, Inc.<br>(NAME)<br><br>213 Ward Circle, Ste 200<br>(STREET ADDRESS)<br><br>Brentwood, TN 37027<br>(CITY) (STATE) (ZIP) | 086-08-0A-026.00-CO |

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 HEREBYACKNOWLEDGED, WE, **Shawn C. Simmons and Tammy D. Simmons, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert B. Farley and Daniel J. Stewart,**both unmarrie, As tenants in common with right of survivorship, 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 Lot No. 432 on the plan of CAMDEN WOODS II PUD, of record in Plat Book 6900, Page 735, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Shawn C. Simmons and wife, Tammy D. Simmons from Lisa A. Binkley, an unmarried woman, by Warranty Deed dated September 17, 2013, as Instrument No. 20130919-0098794, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 8421, Page 196, Book 9036, Page 329, Book 9231, Page 737, Instrument # 20080924-0096976, Instrument # 20120904-0079787, Instrument # 20120904-0079788, and in Instrument #20140707-00593836, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee.

3. Utility Easement as recorded in Book 9475, page 440, Register's Office for Davidson County, Tennessee.

4. Drainage Easement as recorded in Book 9467, Page 61; Book 8091, Page 799, and in Book 8091, page 795, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2156 Strombury Drive, Hermitage, TN 37076.

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. 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 my/our hand(s) this 7th day of November, 2016.

Shawn C. Simmons — November 07, 2016 Date

Tammy D. Simmons — November 07, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Shawn C. Simmons and Tammy D. Simmons, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of November, 2016.

My Commission Expires:_____

Notary Public

D. CHRISTOPHER SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**