

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103810 DEEDWARR
Recvd: 11/23/16 12:35 2 pgs
Fees:13.00 Taxes:543.90
20161123-0123848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell D. Mast, an unmarried man	Peoples Home Equity, Inc. (NAME)	
2821 Union Hill Road (ADDRESS)	170 N Seven Oaks (ADDRESS)	015-00-0-102-00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brandon Walker and Lisa North, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell D. Mast, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 4 IN SUBDIVISION OF WEAVER HARRIS LANDS IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN PLAT BOOK 2, PAGE 183 OF THE CHANCERY AT NASHVILLE.
SAID PART OF LOT BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 4 FOLLOWING THE LINE OF LOT NO. 4 AND THE GODDLETTSVILLE PIKE, SOUTH 60 1/2 DEGREES W. 178.2 ' TO A POINT, THENCE S. 22 DEGREES W 340' TO A POINT; THENCE S. 65 DEGREES EAST, 281 5" TO A POINT; THENCE N. 3 DEGREES E. 523' TO THE POINT OF BEGINNING. SAME BEING THE NORTH 2 ACRES, MORE OR LESS, OF LOT NO. 4, AS DESCRIBED IN PLAN BOOK 2, PAGE 1E3 OF THE CHANCERY COURT AS NASHVILLE.

BEING THE SAME PROPERTY CONVEYED TO BRANDON WALKER AND LISA NORTH BY WARRANTY DEED FROM MILDRED DIANNE LORD BURNETT, PATRICIA ADAIR LORD STRAIT, WILLIAM DAVID LORD AND CLYDE DARRELL LORD. OF RECORD IN INSTRUMENT NO. 20160321-0026396 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2821 Union Hill Road, Joelton, TN 37080
(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 my/our hand(s) this 22nd day of November, 2016.

WARRANTY DEED
(Continued)

Brandon Walker

Lisa North

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Walker and Lisa North, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE FISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072