This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R90-194

ADDRESS NEW OWNER:
Jason M. Lane
650 Hicks Rd.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Peoples Home Equity
2494 N. Mt. Juliet Road, Ste 500
Mt. Juliet, Tennessee 37122

MAP	**128**
GROUP	**10-0**
PARCEL	**125.00**

Davidson County DEEDWARR
Recvd: 01/19/17 11:22 3 pgs
Fees:18.00 Taxes:703.00
20170119-0006022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Watts Baines** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jason M. Lane**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 194 on the Plan Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Paul H. Watts, Jr., and wife, Rhonda C. Watts by deed from Ronald L. Chilton dated September 6, 1996, of record in Book 10201, Page 550, Register's Office for Davidson County, Tennessee. Paul H. Watts is deceased thus leaving Rhonda C. Watts as surviving tenant by the entirety. Rhonda C. Watts and Rhonda Watts Baines are one and the same person.

This is improved property known as 650 Hicks Rd., Nashville, Tennessee 37221. Possession is to be given on January 18, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of January, 2017.

Rhonda Watts Baines
Rhonda Watts Baines

STATE OF TENNESSEE)
COUNTY OF McMinn)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rhonda Watts Baines,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January, 2017.

April Edgemon
NOTARY PUBLIC

APRIL EDGEMON
STATE OF TENNESSEE NOTARY PUBLIC
McMINN COUNTY

My Commission Expires: 10/29/2017

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

Tonilee Crawley
AFFIANT

Subscribed and sworn to before me on this 18th day of January, 2017.

Theresa J. Wigginton
NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.6.2019

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20