STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8529D

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

BILL GARRETT, Davidson County
Trans:T20170050047 DEEDWARR
Recvd: 06/12/17 14:48 2 pgs
Fees:13.00 Taxes:980.50
20170612-0058805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janiro Hawkins and Ashanti Reed-Hawkins, husband and wife (NAME)	Peoples Home Equity, Inc. (NAME)	034-07-0B-020.00-CO
2504 Val Marie Drive (STREET ADDRESS)	5205 Maryland Way, Suite 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, **Lenny William Brown, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janiro Hawkins and Ashanti Reed-Hawkins, husband and wife,** 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:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot Number 20 on the plan of CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS and that common area as designated as "open spaces" on the Plan of Harbor Village, Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee, as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument # 20080821-0086071, amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

BEING the same property conveyed to Lenny Williams Brown from Cheri L. Brown, by Quit Claim Deed dated September 1, 2015, as Instrument No. 20160912-0095510, 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. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743, Instrument # 200108170089318, # 200807210074557, # 201507090066722, # 200306110080857, # 200307230102986, # 200501200007505, and # 200507290088636, and in any allied instrument(s) referred to in said restrictions.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cluster-Lot Subdivision of Enclave at Twin Hills and recorded in Instrument # 200808210086071, 201511120115172, and # 201512170127190, Register's Office for Davidson County, Tennessee.
5. Storm water Detention Agreement as recorded in Instrument # 200601040001185, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage as recorded in Book 6861, page 948, Register's Office for Davidson County, Tennessee.
7. Easement Deed by Court Order for Telecommunications as recorded in Instrument # 201202280017172, Register's Office for Davidson County, Tennessee.
8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200712210146647 and # 200801170005451, 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 2504 Val Marie Drive, 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 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 June, 2017.

X _____ June 07, 2017
Lenny William Brown 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 Lenny William Brown, Unmarried, 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 June, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

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