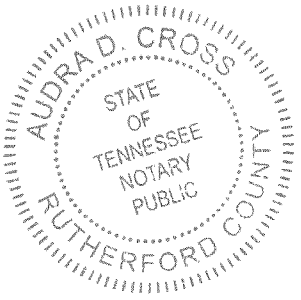
Davidson County DEEDWARR
Recvd: 07/28/17 12:04 3 pgs
Fees:18.00 Taxes:2589.63
20170728-0076700

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $699,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July 2017

Notary Public

MY COMMISSION EXPIRES: 4-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Road, Ste 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brittany M. Farrar	Peoples Home Equity, Inc.	118 02 3G 001.00
(NAME)	(NAME)	
2810 A W Kirkwood Avenue	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($699,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Centerland, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany M. Farrar, an unmarried woman**, 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:

BEING a certain townhome unit situated in Davidson County, Tennessee, and further known as Unit 2810A of 2810 W. Kirkwood Avenue Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2810 W. Kirkwood Avenue Townhomes, horizontal property regime, of record in Instrument No. 20150922-0096278; as corrected by Affidavit of Scriveners Error of record in Instrument No. 20150928-0098391, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of 2810A & 2810B Kirkwood Avenue, shown as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150922-0096278; as corrected by Affidavit of Scriveners Error of record in Instrument No. 20150928-0098391, said Register's Office, for a more complete identification and placement of said Unit.

Being a portion of the same property conveyed to Robert E. Howse and wife, Minnie Katherine A. Howse by Warranty Deed from Bertie Karnes Hunt, a widow dated June 30, 1967 and recorded July 10, 1967 in Book 4150, Page 666, in said Register's Office for Davidson County, Tennessee.

File Number: AUD-175034FC

Being a portion of the same property conveyed to Minnie Katherine A. Howse by Quit Claim Deed from Steve Cobb, Trustee dated September 28, 1989 and recorded September 28, 1989 in Book 7947, Page 735, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Centerland, LLC by Warranty Deed from Minnie Katherine A. Howse, an unmarried woman dated September 2, 2015 and recorded September 8, 2015 as Instrument No. 20150908-0091060, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2810 A W Kirkwood Avenue, Nashville, TN 37204

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, has 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 our hands this 25th day of July, 2017

Centerland, LLC

BY: _____
Stephen Finlay, ~~Member~~ Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen Finlay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member Manger of Centerland, LLC, the within named bargainor, a Limited Liability Company, and that he as such Memeber Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of July, 2017.

_____
Notary Public

My Commission Expires: 4/20/20

(SEAL)

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: AUD-175034FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

