Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$177,000.00**
| Karen G. Overstreet
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 22 day of September, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/22/2018
| (AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen G Overstreet 737 Tulip Grove Road, Unit 204 Hermitage, TN 37076	Peoples Home Equity, Inc. 2055 N. Mount Juliet Road Mt. Juliet, TN 37122	075.12-0C-022.00 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 hereby acknowledged, we,

Keith L. Pugh, married and Kellie Pugh Casas, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Karen G. Overstreet, 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:

Land in Davidson County, Tennessee, Being Lot & Unit number 204 (Parcel 22), Building Number 2, as shown on the Brookside Park (Villa) Townhomes, Phase Two, A horizontal property regime with private elements ", of record in Instrument Number 20001010-0100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce W. Pugh, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, dated June 25th, 2012, recorded June 26, 2012, in Instrument Number 20120626-0055781, Register's Office for Davidson County, Tennessee. Joyce W. Pugh died May 11, 2017 intestate. Said property passed upon her death to Kellie Pugh Casas and Keith L. Pugh, the heirs of Joyce W. Pugh, by Affidavit of Heirship dated May 26, 2017, of record in Instrument Number 20170928-0099154, Register's Office of Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 11653, Page 251, amended in Instrument Number 200007180070532 and Instrument Number 200102120013362, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 11653, Page 248, Register's Office for Davidson County, Tennessee.
5) Property is subject to By-Laws of record in Book 11653, Page 273, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **737 Tulip Grove Road, Unit 204, Hermitage, TN 37076**
(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.

Bill Garrett Davidson County
Batch# 5460 **DEEDWARR**
09/28/2017 08:25:53 AM 2 pgs
Fees: $13.00 Taxes: $654.90

20170928-0099155

Witness our hand(s) this 22 day of September, 2017.

Keith L. Pugh

Kellie Pugh Casas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Keith L. Pugh and Kellie Pugh Casas, with whom I am personally acquainted, (or who 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, at office, this 22 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076