STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-0113D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 28252 DEEDWARR
11/20/2017 02:28:31 PM 2 pgs
Fees: $13.00 Taxes: $828.80

20171120-0119034

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany Hayes, unmarried (NAME)	Peoples Home Equity, Inc. (NAME)	097020A20900CO
3816 Hoggett Ford Road (STREET ADDRESS)	5205 Maryland Way, Suite 100 (STREET ADDRESS)	
Hermitage, TN 37076 (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, **Dana L. Wallace, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Hayes, unmarried,** 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 No. 209 on the plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3C REVISION ONE of record in Instrument # 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dana L. Wallace, a single woman from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed dated December 23, 2013, as Instrument No. 20131230-0130668, 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. 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 # 20130405-0033853, Register's Office for Davidson County, Tennessee.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 20080408-0035557 and in Instrument # 20140424-0034615, and in any allied instrument(s) referred to in said restrictions.
3. Easement for Utilities as recorded in Instrument # 20081209-0118828, Register's Office for Davidson County, Tennessee.
4. Easement for Sewer & Pumping Station as recorded in Instrument # 20051219-0152201 and Instrument # 20100108-0001965, Register's Office for Davidson County, Tennessee.5. Easement for Storm Water Maintenance as recorded in Instrument # 20070713-0083651, Register's Office for Davidson County, Tennessee.
6. Easement for Storm Water Drainage & Detention Easement Agreement, Easement for the flow of the waters of the Stones Rive & Percy Priest Lake, and the rights of the public therein as recorded in Instrument # 20100108-0001966, Register's Office for Davidson County, Tennessee.

7. Conveyance to Homeowners Association for Retaining Wall as recorded in Instrument # 20100108-0001971, Register's Office for Davidson County, Tennessee.
8. Conveyance to Homeowners Association for Open Space as recorded in Instrument # 20080630-0067054, Register's Office for Davidson County, Tennessee.
9. Conveyance to Homeowners Association for Common Elements as recorded in Instrument # 20160226-00018414, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 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 3816 Hoggett Ford Road, Hermitage, TN 37076.

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 17th day of November, 2017.

Dana L. Wallace

November 17, 2017
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 Dana L. Wallace, a single woman, 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 17th day of November, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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