WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$419,900.00.**

CD 2

Affiant

Subscribed and sworn to before me this 12th day of December, 2017

Notary Public

My Commission expires: 11-8-21

(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Reel and Erin McCalley	Peoples Home Equity, Inc.	17202012200
5628 Myrtlewood Drive	5205 Maryland Way Ste 100	
Nashville, TN 37211	Brentwood, Tn 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy Wilson, a single man and Olivier Gouedard, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Reel and Erin McCalley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy Wilson, a single man and Olivier Gouedard, a single man from Anthony N. Harris and wife, Tamara M. Harris by Warranty Deed on July 15, 2011, of record in Instrument Number 20110801-0058580, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 949, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5801, Page 814; Book 6007, Page 776 and Book 8194, Page 197, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5628 Myrtlewood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 39120 DEEDWARR
12/19/2017 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20171219-0129057

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 December 12, 2017.

Timothy Wilson
Timothy Wilson

Olivier Gouedard by Timothy Wilson Attorney-in-Fact
Olivier Gouedard by Timothy Wilson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 13th (JP), 2017

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Timothy Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Olivier Gouedard , the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Olivier Gouedard , the bargainor(s), by the said Timothy Wilson as Attorney-in-Fact.

WITNESS my hand ~~and seal~~, this 12th day of December, 2017.

NOTARY PUBLIC My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Kathryn Cassidy, 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.

K Cassidy

State of North Carolina

County of Mecklenburg

Personally appeared before me, Samantha N. Barnard (name of notary), a notary public for this county and state, Kathryn Cassidy (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Samantha N Barnard

Notary Signature

My commission Expires: 7/4/2021

Notary Seal (if on paper)

SAMANTHA N BARNARD
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 04, 2021