(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $201,500.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2018.

Notary Public

My Commission Expires:_____

Bill Garrett Davidson County
Batch# 50048 DEEDWARR
01/22/2018 01:15:01 PM 2 pgs
Fees: $13.00 Taxes: $745.55
20180122-0006428

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

17-0609

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Stacey R. Jones | Peoples Home Equity Inc. | |
| 130 Larkin Springs Road | 5205 Maryland Way, Ste. 100 | 043-15-0-127.00 |
| Madison, TN 37115 | Brentwood, TN 37027 | |

## WARRANTY DEED

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, I

**Henry Loutzenhiser, a married man,**

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

**Stacey R. Jones, an unmarried woman and Delores Aiden, an unmarried woman, as joint tenants with right of survivorship,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 4 on the plat of Larkin Springs Subdivision, of record in Book 5800, Page 178, Register's Office for Davidson County, Tennessee, to which plat references is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Henry Loutzenhiser by Special Warranty Deed dated August 5, 2015 from Operation Homefront, Inc., an Arizona corporation, recorded August 20, 2015 at Instrument No. 20150820-0083859, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **130 Larkin Springs Road, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

The wife of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that she may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 15th day of January, 2018.

Henry Loutzenhiser

Kayla Loutzenhiser

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Henry Loutzenhiser and Kayla Loutzenhiser, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 15th day of January, 2018.

Notary Public – D. Shayne Adair

My Commission Expires: 6/24/2018 ~~4/6/2021~~

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY