Bill Garrett Davidson County
Batch# 52888 **DEEDWARR**
01/30/2018 09:57:58 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20180130-0009301

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of January, 2018.

NOTARY PUBLIC
My commission expires: 9/25/18

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

175431

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew C. Feller	Peoples Home Equity, Inc.	05314007500
(NAME)	(NAME)	
1413 Ocoee Trail	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $169,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Courtney Hall,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Andrew C. Feller, unmarried man,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188 in the unrecorded map or plat of Nawakwa Hills, Powwow Addition, Section No. 6, being a subdivision on part of a tract of land containing 41.14 acres, more or less.

Said Lot No. 188 fronts 50 feet on the easterly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line on which it measures 50 feet. The Northwest corner of Lot No. 188 being 50 feet easterly from the Northeast comer of Lot No. 32 in the Plan of Nawakwa Hills, Powwow Addition, Section No. 1, as of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Courtney Hall by deed from The Secretary of Housing and Urban Development, of Washington, DC dated January 11, 2013 and recorded as Instrument No. 20130116-0005337, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1413 Ocoee Trail, Madison, TN 37115.

FILE #: 17-6312

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of January, 2018.

Courtney Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Courtney Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6312