Bill Garrett Davidson County
Batch# 71424 DEEDWARR
03/21/2018 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20180321-0026320

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of March, 2018.

NOTARY PUBLIC
My commission expires: 3-27-18

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Julie Williams	Peoples Home Equity, Inc.	052-05-0A-218.00 CO
(NAME)	(NAME)	
1105 Idlewild Court	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $180,000.00 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 **Nancy C. Ethridge,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Julie Williams, unmarried woman**, 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(s) 2, as shown on the map entitled Idlewild Court, Revised, of record in Plat Book 6250, Page 563, 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 KATIE E. KERR, by deed from LINDER CONSTRUCTION CO., INC. , of record in Book 6622, Page 24, dated July 31, 1985, said Register's Office. KATIE E. KERR having since died testate on or about October 31, 2011. Pursuant to the Lase Will and Testament of KATIE E. KERR, in the Probate Court for Davidson County, Tennessee, Case No. 11P1684, subject property was devised to NANCY C. ETHRIDGE, AS TO FEE INTEREST, subject to a lifetime leasehold interest of KEN HANKS. See Exhibit "A" attached hereto and made apart thereof as notice that Ken Hanks has vacated said property.

FILE #: 18-6448

This property is **improved** property known as: 1105 Idlewild Court, Madison, TN 37115.

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 15th day of March, 2018.

Nancy C. Ethridge

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy C. Ethridge, 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 15th day of March, 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 #: 18-6448

This instrument prepared by:
Birthright Title, LLC
2734 N Mt. Juliet Road
Mt. Juliet, TN 37122

Exhibit "A"

Before me, the undersigned authority, a Notary Public in Wilson County, Tennessee, on this day personally appeared **Nancy C. Etheridge** and **Julie Williams,** who after being duly sworn, upon their oath does depose and say that **Ken Hanks** has vacated the herein described property located at 1105 Idlewild Court, Madison, TN 37115 on or about **December 15, 2011**.

Nancy C. Etheridge

Julie Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on this the 15 day of March, 2018.

Notary Public
My Commission Expires: 5-2019

Seal: JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

