Bill Garrett Davidson County
Batch# 95511 DEEDWARR
05/22/2018 12:46:58 PM 2 pgs
Fees: $13.00 Taxes: $1,421.60

20180522-0049040

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $384,215.00

Affiant

Subscribed and sworn to before me, this 21 day of May, 2018.

Notary Public

My commission expires:

BONNIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradley Robertson	Peoples Home Equity, Inc	**172050B04800CO**
124 Sterling Oaks Court	8351 E. Walker Springs Lane	
Brentwood, TN 37027	Suite 200 Knoxville, TN 37923	

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 ACKNOWLEDGE, WE,

James A. Ward and wife, Melissa L. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley Robertson, married man

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. 48 on the plan of Final Plat of Sterling Oaks, Phase 1, as shown on the plat of record in Book 8250, page 998, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James A. Ward and wife, Melissa L. Ward, by Warranty Deed from Karen S. Holt and Dale R. Moore, wife and husband, dated August 25, 2012, of record in Instrument No. 20121017-0095175, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 10951, page 547, amended in Book 11514, page 959, said Register's Office.

Bylaws of record in Book 10951, page 587, said Register's Office.

Quitclaim Deed to Sterling Oaks HOA of record in Instrument No. 20050510-0052774, said Register's Office.

HOA Charter of record in Book 10951, page 540, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 124 Sterling Oaks Court, Brentwood, TN 37027.

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 in 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. 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.

James A. Ward Date: 5/21/18

Melissa L. Ward Date: 5/21/18

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, James A. Ward and Melissa L. Ward, the within named Grantor(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, at office, this 21st day of May 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

NOTARY PUBLIC STATE OF TENNESSEE MARK B. LEEDOM