Bill Garrett Davidson County
Batch# 96251 DEEDWARR
05/24/2018 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180524-0049758

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF **MAY, 2018**.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett Mielke	Peoples Home Equity, Inc.	08115037600
(NAME)	(NAME)	
1716 Heiman Street	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Specialized Construction and Utility Corp, an Illinois Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brett Mielke, a single 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 the westerly thirty feet of Lot No. Six (6) and the easterly twenty feet of Lot No. Seven (7) on the Plan of Bransford Realty Company's Resubdivision of Manlove Addition, of record in Plat Book 421, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said Lots Nos. 6 & 7 adjoin and front together fifty feet on the northerly side of Heiman Street and run back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed Specialized Construction and Utility Corp., an Illinois Corporation by deed from Melvil Le Rhun of record in Instrument No. 20160531-0054674, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1716 Heiman Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 11th day of May, 2018.

Specialized Construction and Utility Corp, an Illinois Corporation

By: _____
I. Dyke Tatum, Authorized Agent

State of **Tennessee**
County of **Davidson**

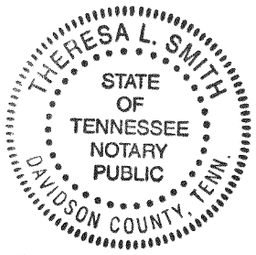
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Authorized Agent** of **Specialized Construction and Utility Corp, an Illinois Corporation** the within named bargainor, and that **he** as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the said Limited Liability Company.

Witness my hand and seal this the 11th day of **May, 2018.**

_____
Notary Public **Theresa L. Smith**

My Commission Expires: 11/5/2018

File No.: 18-Mielke



Certification of Authenticity

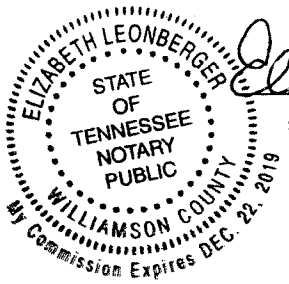
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).