Bill Garrett Davidson County
Batch# 112797 DEEDWARR
07/05/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $654.53
20180705-0065143

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2018.

Notary Public

My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brent Dean** | **PEOPLES HOME EQUITY, INC.** | **043100C02100CO** |
| **218 Jenna Lee Circle** | **8351 E Walker Springs Lane #200** | |
| **Madison, TN 37115** | **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,

**KVR Homes, LLC**

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

**Brent Dean, unmarried 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 Unit No. 21, on the Plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to William Russell Hyneman, Trustee of the Bailey Trust, William Russell Hyneman, Trustee of the Samantha Trust, J. Kevin Hyneman, Trustee of the Amanda Trust, and J. Kevin Hyneman, Trustee of the Rachel Trust, each a 25% undivided interest, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, dated July 14, 2016, of record in Instrument No. 20160718-0073844, Register's Office for Davidson County, Tennessee. William Russell Hyneman, Trustee of the Bailey Trust, William Russell Hyneman, Trustee of the Samantha Trust, J. Kevin Hyneman, Trustee of the Amanda Trust, and J. Kevin Hyneman, Trustee of the Rachel Trust conveyed interest in subject property to KVR Homes, LLC, dated November 29, 2017, of record in Instrument No. 20180214-0014518, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement Grant and Agreement to Remove House of record in Instrument No. 20051129-0143579, said Register's Office.

Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060526-0062495, said Register's Office.

Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, said Register's Office.

Bixler Farms Townhouse Corporation Rules & Regulations of record in Instrument No. 20161006-0106099, 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 218 Jenna Lee Circle, 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 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.

_____ Date: 7/3/18

KVR Homes, LLC
By: J. Andrew Wiley
Its: Authorized Representative

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **J. Andrew Wiley** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Authorized Representative of KVR Homes, LLC and that he is authorized by KVR Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of July, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:_____

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER