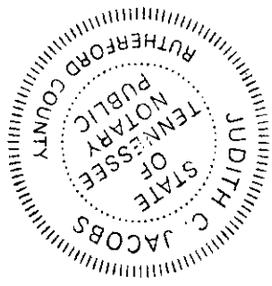
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 7-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tarell Mitchell Harrison	Peoples Home Equity Inc.	122-01-OA/244.00
(NAME)	(NAME)	
38 Fawn Creek Pass	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 124444 **DEEDWARR**
08/03/2018 10:48:33 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20180803-0076366

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, I, **Jennifer E. Mendrala,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tarell Mitchell Harrison,** 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:

Unit No. 19 on the Plan of Woodland Point, Phase III, of record in Instrument No. 20001011-0101044 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jennifer E. Mendrala, an unmarried woman by deed from Centex Homes, a Nevada General partnership dated January 30, 2003 and filed for record February 11, 2003 as instrument No 20030211-0018988 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20001011-0101044 in the Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee.

Subject to Landscape Agreement of record in Instrument No. 20000612-0058346, Register's Office for Rutherford County, Tennessee.

Subject to Easement to Metro of record in Book 8332, page 582, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines.if any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 38 Fawn Creek Pass, Nashville, TN 37214
(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 1st day of August, 2018.

Jennifer E. Mendrala

Jennifer E. Mendrala

State of California
County of Los Angeles

Personally appeared before me Jennifer E. Mendrala, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2018.

Notary Public Albert Ulloa
My Commission Expires: 4/20/19

File No.: 201807013

ALBERT ULLOA
Comm. #2107811
Notary Public · California
Los Angeles County
Comm. Expires Apr 20, 2019