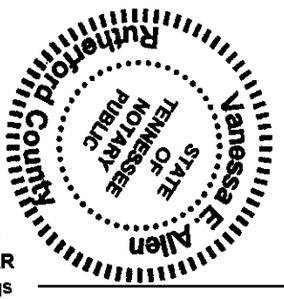
WARRANTY DEED

File #2018061783



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324.900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 8/18/18

Bill Garrett Davidson County
atch# 131464 DEEDWARR
8/21/2018 10:50:57 AM 2 pgs
ees: $13.00 Taxes: $1,202.13

20180821-0082782

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Marcom	Peoples Home Equity,Inc.	188-10-0A-036.00
(NAME)	(NAME)	
2021 Oak Trail Drive	2055 N. Mount Juliet Rd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Pamela M. James, now Magee, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Marcom, a single woman,** 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. 36 on the Plan of Carothers Crossing Phase 2, Section 1 Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela M. James, a single person by Warranty Deed from Capstone Homebuilders Group, LLC of record in Instrument No. 20090630-0060955, Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on June 30, 2009. **The said Pamela M. James having since married Eugene Magee, Jr. and is now known as Pamela M. Magee.**

*****Eugene Magee, Jr., Spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Subject to all matters shown on the Plan of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.; Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.; Colonial Pipeline Easement of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement(s) of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.; Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2112 Glen Haven Drive, Nolensville, TN 37135**
(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 our hands this 17th day of August, 2018.

Pamela M. Magee

Eugene Magee, Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Pamela M. Magee and Eugene Magee, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of August, 2018.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128