WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090077468 DEEDWARR
Recvd: 11/13/09 12:50 2 pgs
Fees:13.00 Taxes:1498.50

20091113-0104818

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$405,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 2009.

Notary Public
My Commission expires: 9-8-2013
(Affix Seal)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Ryan Peebles	BAC Home Loans Servicing, LP	117-16-0-041.00
1310 Grandview Drive	P.O. Box 961206	
Nashville, TN 37215	Fort Worth, TX 76161-0206	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Ryan Peebles, and spouse, Mandy Leigh Peebles**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14, Block M on the plan of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward B. Gore and Denise B. Gore d/b/a Eden Properties, from Pioneer Properties, a Tennessee general partnership, by deed on April 28, 2009, of record in Instrument Number 20090430-0039211, Register's Office for Davidson County, Tennessee. And further conveyed to Homemakers Partnership by Quitclaim Deed from Edward B. Gore and Denise B. Gore d/b/a Eden Properties of record in Instrument Number 20090929-0090336, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 843, pages 22 and 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **1310 Grandview Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 10, 2009.

Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties

BY: _____
Kelli Reeves d/b/a Emerald Properties

BY: _____
Edward B. Gore, d/b/a Eden Properties

BY: _____
Denise Gore, d/b/a Eden Properties

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelli Reeves,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2009

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward B. Gore,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2009

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Denise Gore,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2009

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY