WARRANTY DEED

Prepared By+
Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100053116 DEEDWARR
Recvd: 08/26/10 11:12 2 pgs
Fees:13.00 Taxes:888.00

20100826-0067540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
nier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian McClure	Peoples Home Equity, Inc.	172
(NAME)	(NAME)	
5915 Edmondson Pike	213 Ward Cr. Ste 201	11.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, Tn 37027	
(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, WE, **CHARLES J. POPE AND WIFE, PEARLIE R. POPE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN MCCLURE AND WIFE, REBECCA MCCLURE,** 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 the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, of record in Book 56, page 453, Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, June 1960 and revised May 15, 1961, as follows:

Beginning on the westerly margin of Edmondson or Owen and Winstead Pike at a point 380 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 1 deg. 38' west 302 feet; thence south 74 deg. West 300 feet; thence north 2 deg. East 367 feet to a point 400 feet south of the southerly margin of Hardscuffle Road; thence north 89 deg. 55' east 331.5 feet to the beginning, containing 2.4 acres, more or less.

Being the same property conveyed to Charles J. Pope and wife, Pearlie R. Pope by deed from Carolyn B. Fancher, Trustee U/A/D August 6, 2003 of the Fancher Decedents's Trust and any amendments thereto, of record in Instrument No. 20050801-0089233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) Sewer easement of record in Book 10366, page 707, said Register's Office; and (c) Anchor Easement of record as Instrument No. 20051205-0145807, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5915 Edmondson Pike, Nashville, TN 37215

(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 20th day of August, 2010.

Charles J. Pope by
Bobby Hite, Attorney-in-Fact

Charles J. Pope

By: _____
Bobby Hite, Attorney in Fact

Pearlie R. Pope by Bobby Hite, Attorney-in-Fact

Pearlie R. Pope

By: _____
Bobby Hite, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Hite, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles J. Pope, and who acknowledged that he executed the same as the free act and deed of Charles J. Pope.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2010.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

John Gregory Hardeman Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Hite, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Pearlie R. Pope, and who acknowledged that he executed the same as the free act and deed of Pearlie R. Pope.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2010.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

John Gregory Hardeman Notary Public