WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070202 DEEDWARR
Recvd: 11/04/10 13:39 2 pgs
Fees:13.00 Taxes:484.70

20101104-0088606

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $131,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 2010.

Notary Public
My Commission expires: 12-10-12
(Affix Seal)

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:
Laren R. Brumley and Jeremy M. Brumley	Peoples Home Equity, Inc.	061-15-0-137.00
1219 Sunnymeade Drive	214 Centerview Drive, Suite 250	
Nashville, TN 37216	Brentwood, Tn 37027	

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, **J. Seth Jennings*, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laren R. Brumley and Jeremy M. Brumley, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*J. Seth Jennings a/k/a Jonathan Seth Jennings and Seth Jennings

Being Lot No. 75, Block D on the plan of the Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 75 fronts 50 feet on the northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot No. 11 of said subdivision, measuring 50 feet thereon.

Being the same property conveyed to J. Seth Jennings, by deed from Aubrey Hiam, on March 1, 2010, of record in Instrument Number 20100303-0016139, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein, and that the property is not the ususal residence of Grantor, Grantor's spouse, or the Grantor's dependant(s).

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

- Subject to all matters as shown on the Plan of record in Book 974, page 56 and 57, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4286, page 740, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1219 Sunnymeade Drive, Nashville, TN 37216**

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 October 28, 2010.

J. Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 28, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To: Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027