| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 287,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2010.<br>Notary Public<br>MY COMMISSION EXPIRES<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20100080233 DEEDWARR
Recvd: 12/21/10 12:57 2 pgs
Fees:13.00 Taxes:1063.75
20101221-0101424

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter F. Overton | Peoples Home Equity, Inc | MAP 083-06 |
| 1616 McEwen Avenue | 213 Ward Circle Suite 201 | PARCEL 358 |
| Nashville, TN 37206 | 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, **Christina Heidel Karpynec and husband, Theodore Karpynec**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter F. Overton and wife, Linnet Sull Overton and Elizabeth M. Norman**

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. 2 on the Plan of J. L. Webb's Resubdivision of Lots 125, 126, 217, 218 and 219, McEwen Plan, as of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christina Heidel Karpynec and husband, Theodore Karpynec by Quitclaim deed from Christina Heidel now Christina Heidel Karpynec, married of record in Instrument No. 20090-8130076351, Register's Office for Davidson County, Tennessee, dated August 6, 2009. And being the same property conveyed to Christina Heidel by deed from Michelle Homes (now known as Michelle Holmes Niemi and also known as Kimberly N. Niemi) and husband, Heath J. Niemi of record in Instrument No. 20061004012323, re-recorded in Instrument No. 200611140141045, Register's Office for Davidson County, Tennessee, dated September 29, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1616 McEwen Avenue, Nashville, TN 37206.**

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 hand(s) this the 16th day of December, 2010.

Christina Heidel Karpynec
Christina Heidel Karpynec

Theodore Karpynec
Theodore Karpynec

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christina Heidel Karpynec** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of December, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theodore Karpynec** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of December, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Notary Public