WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-10-407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,125.00

Jackie Lambert
Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20114
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie A. Lambert	Peoples Home Equity, Inc.	
407 Lakebrink Way (ADDRESS)	2685 N Mount Juliet Road (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mount Juliet, TN 37122 (CITY) (STATE) (ZIP)	96-16-A-73.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA JOHENGEN TIDWELL, FKA LISA A. JOHENGEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACKIE A. LAMBERT , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 72, LARCHWOOD, PHASE ONE, SECTION THREE, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 697, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO LISA A. JOHENGEN BY DEED FROM GARY T. NEIBERT AND WIFE, SANDRA W. NEIBERT, RECORDED ON THE 14TH DAY OF SEPTEMBER, 1998 IN DEED BOOK 11110, PAGE 489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LISA A. JOHENGEN HAVING SINCE MARRIED AND NOW BEING KNOWN AS LISA A. TIDWELL.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6200, PAGE(S) 697; BOOK 6299, PAGE 152; BOOK 6301, PAGE 82; BOOK 6767, PAGE 385; BOOK 7434, PAGE 620; BOOK 6299, PAGE 166; BOOK 6301, PAGE 96; BOOK 6391, PAGE 459; BOOK 6873, PAGE 939; AND BOOK 7271, PAGE 342; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 407 Lakebrink Way, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110003833 DEEDWARR
Recvd: 01/19/11 14:11 2 pgs
Fees:13.00 Taxes:337.16
20110119-0005258

Witness my/our hand(s) this 14th day of January, 2011.

Lisa Johengen Tidwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Johengen Tidwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903