BILL GARRETT, Davidson County
Trans:T20110022586 DEEDWARR
Recvd: 04/18/11 09:40 2 pgs
Fees:13.00 Taxes:598.29
20110418-0029557

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $161,700.00

Affiant

TAMRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 15th day of April, 2011.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public
My commission expires: 7-29-13

03-1103-37021

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Scroggie 207 Chamberlin Street Nashville TN 37209	Peoples Home Equity 213 Ward Circle, Ste. 201 Brentwood, TN 37027	104-01-0 045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Hayes, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer Scroggie, an unmarried woman, hereinafter called the Grantees, their successors 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. 31 of Block 27 on the Map of Subdivision of Plummer Place, of record in Book 161, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hayes by deed from Patsy Ann Martin and husband, William Henry Martin, dated December 3, 2010, recorded December 7, 2010, of record in Instrument No. 20101207-0097260, Register's Office for Davidson County, Tennessee.

Subject property is not now and never has been the residence of any grantor herein, nor any spouse or assigns

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 207 Chamberlin Street, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of April, 2011.

Mark Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, ~~TN,~~ this 15th day of April, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013