PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

BILL GARRETT, Davidson County
Trans:T20110022636 DEEDWARR
Recvd: 04/18/11 10:44 2 pgs
Fees:13.00 Taxes:547.60
20110418-0029661

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 1-4-13

04-1103-53994

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Philip Vetrano	Peoples Home Equity Inc.	83-15-0-094
231 Riverside Drive	213 Ward Circle Suite 201	
Nashville TN 37206	Brentwood, TN 37027	

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, Christi Bissell and husband, Andrew Bissell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Philip Vetrano, an unmarried man, 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. 28, on the Plan of Fortland Park, Section I, of record in Plat Book 2663, Page 61 and corrected in Plat Book 2799, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Secretary of Housing and Urban Development by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee, dated April 4, 2006 and recorded August 22, 2006, of record in Instrument No. 20060822-0103223, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Christi Bissell and husband, Andrew Bissell by deed from Secretary of Housing and Urban Development, dated November 17, 2006 and recorded November 22, 2006, of record in Instrument No. 20061122-0145046, Register's Office for Davidson County, Tennessee.
>
> 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 231 Riverside Drive, 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, 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.

Christi Bissell

Andrew Bissell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

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

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

