RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

BILL GARRETT, Davidson County
Trans: T20110026047 DEEDWARR
Recvd: 05/03/11 11:17 2 pgs
Fees: 13.00 Taxes: 730.75
20110503-0033769

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Subscribed and sworn to before me, this 21 day of April 2011.

Notary Public
My commission expires: 12-21-14

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John L. Rutherford	Peoples Home Equity, Inc.	173090B02400
4037 Barnes Cove Dr.	213 Ward Circle, Ste. 201	
Antioch TN 37013	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Anthony D. Marino and wife Melissa D. Marino hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John L. Rutherford and wife Laura M. Rutherford hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Barnes Cove, Section One, a Planned Unit Development, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony D. Marino and Melissa D. Marino by deed from Capitol Homes, Inc. of record in Instrument No. 20040504-0050754, dated 04/16/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Barnes Cove, Section One of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20021217-0155806 and in any allied instruments(s) referred to in said restrictions. 4) Easement as set forth in instrument recorded in Instrument Nos. 20020201-0014182 and 20030402-0043515

This property is improved property known as 4037 Barnes Cove Dr., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21st day of April, 2011.

04/21/11
Anthony D. Marino

4/21/11
Melissa D. Marino

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 Anthony D. Marino and Melissa D. Marino, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2011.

Notary Public

My Commission expires: 2/28/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06757