WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110035299 DEEDWARR
Recvd: 06/13/11 15:24 2 pgs
Fees: 13.00 Taxes: 1182.15

20110613-0045276

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd~~ 10TH day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Shel Gary	Peoples Home Equity, Inc.	11814011700
(NAME)	(NAME)	
3538 Crestridge Drive	213 Ward Circle, Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roger B. Severino and wife, Mary Anne Severino,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan Shel Gary, unmarried and James Lawson Gary, married, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their heirs and/or 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. 43 on the Plan of Longview Manor, Sections One and Two, as of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roger B. Severino and wife, Mary Ann Severino by Deed from Jim M. Love and wife, Linda D. Love, dated 10/31/2000 and filed for record on 11/02/2000 in Instrument No. 20001102-0108887, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3538 Crestridge Drive, Nashville, TN 37204
(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/or 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/or 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 hands this 3rd day of June, 2011.

Roger B. Severino

Mary Anne Severino

State of Tennessee
County of Williamson

Personally appeared before me Roger B. Severino and Mary Anne Severino, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2011.

Notary Public Escrow Officer
My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064