Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2011.

Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/15/11 08:46 3 pgs
Fees:18.00 Taxes:283.05
20110715-0054117

02-1106-47420

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Mooney 1816 Grey Pointe Dr. Brentwood, TN 37027	People's Home Equity, Inc. 215 Ward Circle, Ste 101 Brentwood, TN 37027	161-11-0-A 040.00CO

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, David Lippert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Mooney and wife, Rebecca Mooney, 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. 40, on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David Lippert, by deed from Marcia D. Shaw, dated July 11, 2005 recorded July 19, 2005 of record in Instrument No. 2050719-0084027, said Register's Office.
>
> 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 382 Huntington Ridge, Nashville, TN 37211

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 13TH day of July, 2011.

David R Lippert
David Lippert

STATE OF OHIO
COUNTY OF BUTLER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Lippert, 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 HAMILTON (city), OH (state), this 13TH day of July, 2011.

Eric W. Matthews
Notary Public

My Commission expires
10/21/2013

NOTORIAL SEAL
STATE OF OHIO

ERIC W MATTHEWS
Notary Public
In and for the State of Ohio
My Commission Expires
10/21/2013

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

