WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110072881 DEEDWARR
Recvd: 11/17/11 14:43 2 pgs
Fees:13.00 Taxes:795.50
20111117-0090136

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $215,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 2011.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chad N. Erickson	Peoples Home Equity Inc.	082-16-358.00
928 Boscobel Street	150 N. Seven Oaks	
Nashville, TN 37206	Knoxville, TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Kelton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chad N. Erickson, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 123 on the plan of Barrow's (erroneously shown as Barron's on prior deeds) Addition to Edgefield, of record in Plan Book 1, page 13, Chancery Court, Nashville, and part of an unnumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Boscobel Street, 130 feet west of the westerly margin of South 10th Street; thence with the southerly margin of Boscobel Street, westwardly 50 feet; thence at right angles, southwardly 175 feet to the northerly margin of an alley; thence with said alley; eastwardly 50 feet; thence northwardly 175 feet to the beginning.

Being the same property conveyed to Jeremy Kelton, from Maria Calderon, by deed on November 30, 2010, of record in Instrument Number 20101130-0095196, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 1, page 13, Chancery Court of Nashville, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as: **928 Boscobel Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 28, 2011.

Jeremy Kelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Kelton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 28, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY