BILL CARRETT, Davidson County
Trans: T20120026904 DEEDWARR
Recvd: 04/13/12 08:42 2 pgs
Fees: 13.00 Taxes: 721.50

20120413-0031493

WARRANTY DEED

R-FSBO-11-4507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Benjamin Gortmaker	Peoples Home Equity, Inc.	
4507 Nebraska Avenue (ADDRESS)	215 Ward Circle, Suite 101 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	103-4-210.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA MARIE POWERS, CO-TRUSTEE FOR THE DIXIE LEE PARMAN IRREVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 11, 2002 AND AMENDED MARCH 7, 2006
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN GORTMAKER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, BLOCK 17, MAP OF A PART OF SYLVAN PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 104, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DIXIE LEE PARMAN, INDIVIDUALLY, TO DIXIE LEE PARMAN, TRUSTEE U/A/D MARCH 11 2002 OF THE DIXIE LEE PARMAN REVOCABLE LIVING TRUST AGREEMENT AS RECORDED ON THE 13TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020313-0031529 AND LAST WILL AND TESTAMENT AS RECORDED IN WILL BOOK 120, PAGE 204, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DIXIE LEE PARMAN HAVING SINCE PASSED ON NOVEMBER 17, 2010, THEREBY MAKING SAID DIXIE LEE PARMAN REVOCABLE LIVING TRUST AGREEMENT IRREVOCABLE UPON HER DEATH. PATRICIA MARIE POWERS CONVEYS THIS PROPERTY AS CO-TRUSTEE OF THE DIXIE LEE PARMAN IRREVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 11, 2002 AND AMENDED MARCH 7, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 104; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4507 Nebraska Avenue, Nashville, Tennessee 37209
(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 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 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/our hand(s) this 10th day of April, 2012.

Dixie Lee Parman Irrevocable Living Trust Agreement U/A/D March 11, 2002 and amended March 7, 2006

BY: Patricia Marie Powers, Co Trustee
Patricia Marie Powers, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Patricia Marie Powers, Co-Trustee for the Dixie Lee Parman Irrevocable Living Trust Agreement U/A/D March 11, 2002 and amended March 7, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of April, 2012.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903