WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120033523 DEEDWARR
Recvd: 05/07/12 13:54 2 pgs
Fees: 13.00 Taxes: 518.00

20120507-0039299

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Grant Neal	Peoples Home Equity, Inc.	Parcel ID:
2501 Midvale Drive	5205 Maryland Way, Ste. 100	08404003400
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John B. Harper, Jr., Executor of the Estate of Mary Ann Harper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Grant Neal and Olivia Neal, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 43, on the Map of McGavock Heights, Section II, of record in Book 2330, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Midvale Drive at the common corner of Lots Nos. 42 and 43; thence with the line between said lots, southerly 159.7 feet to the common rear corner of Lots Nos. 42, 43, and 44; thence with the common boundary between Lots Nos. 43 and 44 on said Plan, westwardly 135 feet to the easterly margin of Crestdale Drive; thence with said margin of said Drive, northerly 134.7 feet to a marker; thence around a curve in a northeasterly direction 39.27 feet to a marker in the southerly margin of Midvale Drive; thence with said margin of said Drive, eastwardly 110 feet to the point of beginning.

Being the same property conveyed to John B. Harper and wife, Mary Ann Harper by deed from Edna Gardner of record in Book 2991, Page 561, Register's Office for said County, dated October 29, 1959. The said John B. Harper predeceased Mary Ann Harper. The said Mary Ann Harper died testate on February 17, 2011, and the Estate was admitted to Probate as Probate No. 11P-389 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2330, Page 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2501 Midvale Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 27th day of April, 2012.

The Estate of Mary Ann Harper
By:

John B. Harper, Jr., Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Harper, Jr., Executor for the Estate of Mary Ann Harper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Executor of the Estate of Mary Ann Harper and as such Executor he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.