Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0364

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Laurie M Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2012

Notary Public
Commission Expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristin Ann Hoevel 7347 Althorp Way Nashville, TN 37211	Peoples Home Equity Inc 5205 Maryland Way #100 Brentwood TN 37027	173090A04100CO

WARRANTY DEED

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, I/WE,

David Shear and wife, Sara Shear (formerly known as Sara Endwright)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin Ann Hoevel (also known as Kristin Hoevel)

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:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revision One, Section Two, Lenox Village, of record in Doc No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David Shear and Sara Endwright as joint tenants with right of survivorship, by deed from Christy M. Moulton Perry, married, of record in instrument No. 20051201-0144560, Register's Office for Davidson County, Tennessee, dated 11/28/2005, recorded 12/01/2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7347 Althorp Way, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120035883 DEEDWARR
Recvd: 05/16/12 09:25 2 pgs
Fees:13.00 Taxes:573.50
20120516-0042208

Dated this the 30th day of April, 2012.

David Shear

Sara Shear

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Shear and Sara Shear** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2012.

Notary Public
My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)