WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038630 DEEDWARR
Recvd: 05/25/12 13:38 2 pgs
Fees:13.00 Taxes:388.50
20120525-0045539

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Parker	Peoples Home Equity, Inc.	0591003800
(NAME)	(NAME)	
3824 Dunbar Drive	214 Centerview Dr., Ste. 250	05910016100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Estate of Carmelia D. Gregory, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron W. Parker. ~~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:

See attached Legal Exhibit A

*Elayanne R. Parker

unimproved ☐

This is improved ☒ property, known as 3824 Dunbar Drive, Nashville, TN 37207
Unimproved: 3805 Augusta Drive, Nashville, TN 37027
(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 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 23rd day of May, 2012.

The Estate of Carmelia D. Gregory

By: Lillie D. Bowman, Co Executor
Lillie D. Bowman, Co-Executor

Lillie D Bowman, Devisee
Lillie D. Bowman, ~~Individually~~

The Estate of Carmelia D. Gregory

By: Willie Mae Martin Co-Executor
Willie Mae Martin, Co-Executor

Willie Mae Martin Devisee
Willie Mae Martin, ~~Individually~~

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Martin and Lillie D. Bowman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Carmelia D. Gregory, the within named bargainor, and that such Co-Executors executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Carmelia D. Gregory as Co-Executors and signing as individuals.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of May, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Legal Exhibit A

Tract I
Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Sec. I, Royal Garden Estates, as of record in Book 3700, Page 29, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Dunbar Drive, at the corner of Lots 25 and 26; thence with the line between said lots, easterly 115.7 feet to a point; thence southerly 136.4 feet to a point in the northerly margin of Augusta Drive; thence with the margin of the same westerly 114.89 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the easterly margin of Dunbar Drive; thence with the margin of the same, northerly 115 feet to the beginning.

Being the same property conveyed to James Floyd Gregory and wife, Carmelia Gregory by deed from W.C. Allen and wife, Irene N. Allen of record in Book 4045, Page 552, and further divested from James Floyd Gregory and his interest vested in Carmelia DeShazer Gregory by Final Decree in Book 5614, Page 573. The said Carmelia D. Gregory having since died testate as evidenced by Will of record in 09P1415 Probate's Clerks Office for Davidson County, Tennessee. Order dated October 12, 2009 appointed Willie Mae Martin and Lillie D. Bowman as Co-Executors of the Estate of Carmelia D. Gregory, deceased and order filed April 10, 2012 approved the Co-Executors to sell real estate.

Tract II
Being Lot No. 383, on the Plan of Haynes Manor Subdivision, Section 3, of record in Book 4175, page 11, Register's Office for said County, as flows;

Said Lot No. 383 fronts 101. 48 feet on the northerly side of Augusta Drive and runs back 136.40 feet on the westerly line and 208.2 feet on the easterly line to a dead line measuring 94.31 feet thereon.

Being the same property conveyed to James Floyd Gregory and wife, Carmelia Gregory by deed from W.C. Allen and wife, Irene N. Allen of record in Book 4253, Page 987, and further divested from James Floyd Gregory and his interest vested in Carmelia DeShazer Gregory by Final Decree in Book 5614, Page 573. The said Carmelia D. Gregory having since died testate as evidenced by Will of record in 09P1415 Probate's Clerks Office for Davidson County, Tennessee. Order dated October 12, 2009 appointed Willie Mae Martin and Lillie D. Bowman as Co-Executors of the Estate of Carmelia D. Gregory, deceased and order filed April 10, 2012 approved the Co-Executors to sell real estate.

This conveyance is subject to any and all existing restrictions and easements of record.