Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040287 DEEDWARR
Recvd: 06/01/12 11:08 2 pgs
Fees:13.00 Taxes:462.50
20120601-0047581

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 3/27/15

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Jane Smith	PEOPLES HOME EQUITY INC	09800004400
(NAME) 3157 Earhart Road	(NAME) 150 N. SEVEN OAKS	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) KNOXVILLE, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jason S. Stroupe and wife Bonnie M. Stroupe**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sharon Jane Smith**, an unmarried woman 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 ~~Sumner~~ County, Tennessee, according to a survey by Donald W. Fortner #1072, 311 Wellington Court, Madison, TN 37115, dated August 28, 1997, and more particularly described as follows:

Beginning at an iron pin at the easterly margin of Earhart Road; thence South 88 deg. 43' East 554.70 feet to an iron pin; thence due South 325 feet to an iron pin; thence North 88 deg. 43' West 554.70 feet to an iron pin in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road due North 325 feet to the point of beginning and containing 4.14 acres more or less.

Being the same property conveyed to Jason S. Stroupe and wife, Bonnie M. Stroupe, by Quitclaim Deed from Charles W. Halterman and wife, Nancy M. Halterman, dated March 10, 2000 and filed on March 17, 2000 in Instrument Number 20000317-0027420, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3157 Earhart Road, Hermitage, TN 37076

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, has 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 our hands this **30th** day of **May, 2012**

Jason S. Stroupe

Bonnie M. Stroupe

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jason S. Stroupe and Bonnie M. Stroupe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **May, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY