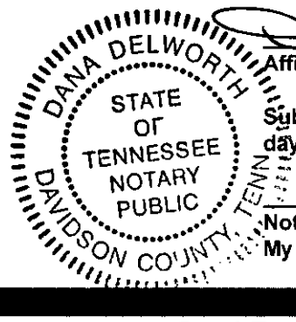
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $153,000.00



Affiant

Subscribed and sworn to before me, this 31st day of May, 2012

Dana Delworth

Notary Public
My commission expires: 01/07/2013

07-1204-84779

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Meadows 1071 Ashmore Drive Nashville TN 37211	Peoples Home Equity Inc. 150 N. Seven Oaks Knoxville, TN 37922	161-06-0-A 065.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Vaughan Pence f/k/a Jennifer Vaughan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Meadows, unmarried man, hereinafter called the Grantees, their successors 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 Unit 65 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit A-1 to the Declaration of Protective Covenants, Conditions and Restrictions and easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Vaughan, an unmarried woman, by deed from Centex Homes, a Nevada general partnership, dated November 18, 2008, recorded November 21, 2008 in Instrument No. 20081121-0114659, Register's Office for Davidson County, Tennessee.

Daniel Pence, spouse of Jennifer Vaughan Pence, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1071 Ashmore Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120041617 DEEDWARR
Recvd: 06/06/12 09:37 2 pgs
Fees:13.00 Taxes:566.10
20120606-0049294

WITNESS my hand this 31 day of May, 2012.

Jennifer Vaughan Pence f/k/a
Jennifer Vaughan

Daniel Pence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Vaughan Pence and Daniel Pence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 31 day of May, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

