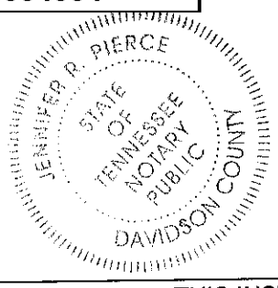
Davidson County	DEEDWARR
Recvd: 06/20/12 11:39	2 pgs
Fees:13.00 Taxes:484.70	
20120620-0054054	



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$131,000.00 LuAnn Maloney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2012
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ibe 3412 Hope Cove Nashville, TN ~~37214~~ 37217	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	Map & Parcel: 135-10-0-C-141.00CO

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,

Frederick P. Hart and wife, Janet Hart

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert Ibe, an unmarried man

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. 121 on the Plan of Ransom Park, Section Five, as recorded in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick P. Hart by Deed from Aurora Loan Services, LLC dated March 9, 2009 of record in Instrument Number 20090326-0027265, Register's Office for Davidson County, Tennessee. Janet Hart joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat of record in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee.
2) Property is subject to Ransom Park, Section Five, a Cluster Lot Subidivision, Charter of record in, Instrument No. 200881210-0119250 Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument No. 20000725-0073496 and Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3412 Hope Cove, Nashville, TN ~~37214~~ 37217**
(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 our hand(s) this 15th day of June, 2012.

Frederick P. Hart

Janet Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Frederick P. Hart and wife, Janet Hart, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY MENTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY