BILL GARRETT, Davidson County
Trans:T20120046793 DEEDWARR
Recvd: 06/25/12 14:29 2 pgs
Fees:13.00 Taxes:370.00

20120625-0055586

WARRANTY DEED

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 6-15

JAMES L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Jewel Heinze, Randy Heinze and Donna Brumfield	Peoples Home Equity, Inc.	12001011100
(NAME) 1225 Saturn Dr.	(NAME) 5205 Maryland Way #100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN, 37027	
(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, **Jay Pigue and Tracey Pigue Schroeder**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Billie Jewel Heinze, Randy Heinze and Donna Brumfield**, 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. 179 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 179 fronts 60 feet on the westerly margin of Saturn Drive and runs back between lines, 245.6 feet on the northerly line and 204.5 feet on the southerly line to a dead line in the rear on which it measures 104.0feet.

Being the same property conveyed to Paul Edward Pigue and wife, Jean Karen Jones Pigue, by Warranty Deed from Herol R. Crowder and wife, Nell H. Crowder, of record in Book 3786, page 29, said Register's Office. Further being the same property conveyed to Jean Karen Pigue by Quit Claim Deed from Paul Edward Pigue, of record in Book 7002, page 924, filed on October 1, 1986 said Register's Office, and by Final Decree of record in Book 5302, page 607, said Register's Office. Jean Karen Pigue died on 6/29/11 survived by her two children, Jay Pique and Tracey Pique Schroeder: reference made to Affidavits as to Heirs of record in Instrument Nos. 20110823-0065134 and 20110823-0065135, in the Register's Office for 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 1225 Saturn Dr., Nashville, TN 37217

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 **15th** day of **June, 2012**

Jay Pigue

Tracey Pigue Schroeder by Jay Pigue as attorney in fact.
Tracey Pigue Schroeder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jay Pigue**, 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 **15th** day of **June, 2012**

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 5-4-15
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **_Jay Pigue**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **_Tracey Pigue Schroeder**____ , and who acknowledge that he/she executed the same as the free act and deed of the said **_Tracey Pigue Schroeder**_____ , by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. 20120625-0055585 , said Register's Office.

WITNESS my hand and official seal at __DAVIDSON_____ Tennessee this 15TH day of June, 2012

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY

MY COMMISSION EXPIRES: 5-4-15