WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120048479 DEEDWARR
Recvd: 07/02/12 10:56 2 pgs
Fees:13.00 Taxes:725.20
20120702-0057763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Spivey	Peoples Home Equity, Inc.	
(NAME)	(NAME)	
327 Wauford Drive	5205 Maryland Way	147-05-0-087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **TRUSTEES OF CHARLES DAVID CORLEW AND KATIE LEE (SMITH) CORLEW IRREVOCABLE LIVING TRUST, U/A/D 10/27/2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID SPIVEY AND MARY ELIZABETH SPIVEY**, HUSBAND 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:

Land in Davidson County, Tennessee, being Lot 87, Caldwell Hall, Section 1, revised, as shown on plat of record Plat Book 2900, Page 57-59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Charles D. Corlew and wife, Katie Smith Corlew to Trustees of the Charles David Corlew and Katie Lee (Smith) Corlew Irrevocable Living Trust as recorded on the 18th day of March, 2011 in Instrument No. 20110318-0021208 and Warranty Deed from Radnor Lumber Company to Charles D. Corlew and wife, Katie Smith Corlew as recorded on the 20th day of September, 1960 in Deed Book 3131, Page 371, in the Register's Office of Davidson County, Tennessee. Charles Randolph Corlew and Eva Katherine (Corlew) McNutt are the duly appointed Trustees of the Charles David Corlew and Katie Lee (Smith) Corlew Irrevocable Trust. Eva Katherine (Corlew) McNutt is signing this instrument as Trustee of the Charles David Corlew and Katie Lee (Smith) Corlew Irrevocable Living Trust U/A/D 10/27/2010 pursuant to Delegation of Trust Power filed of record in Instrument No. 20120702-0057762, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 327 Wauford Drive, Nashville, TN 37211

(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 ~~27th~~ 28th ECM day of June, 2012.

Charles David Corlew and Katie Lee (Smith) Corlew
Irrevocable Living Trust U/A/D 10/27/2010

By: Eva Katherine (Corlew) McNutt
Eva Katherine (Corlew)McNutt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Katherine (Corlew) McNutt Trustee of Charles David Corlew and Katie Lee (Smith) Corlew Irrevocable Living Trust U/A/D 10/27/2012, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~27th~~ 28th day of June, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013