WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $143,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04807 SAUVAGEOT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Elizabeth A. Sauvageot	Peoples Home Equity , Inc	064160C01000CO
519 Selsey Court S	213 Ward Circle Ste 201	
Hermitage, TN 37076	Brentwood Tennessee 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRANDON H. BIVENS AND MORGAN BIVENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH A. SAUVAGEOT, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 519 Selsey Court S, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 28th day of September, 2012.

Brandon H. Bivens

Morgan Bivens

BILL GARRETT, Davidson County
Trans:T20120074275 DEEDWARR
Recvd: 10/02/12 10:26 2 pgs
Fees:13.00 Taxes:529.10
20121002-0089613

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRANDON H. BIVENS AND MORGAN BIVENS, the bargainor(s), with whom I am personally acquainted (or 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 and official seal at Franklin, Tennessee, this 28th day of September, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

12-04807 SAUVAGEOT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 10, SECOND REVISION SECTION ONE, WEMBLEY DOWNS R8 RESIDENTIAL Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 301,** in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. **Erroneously shown as 20010405-0033337 on prior Deed.

Being the same property conveyed to Brandon H. Bivens, a single man by Warranty Deed from George Oliver Askew, Jr., and wife, Marquerita M. Askew, recorded on the 21st day of May, 2008 in Instrument No. 20080521-0052381, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION SECTION ONE, WEMBLEY DOWNS R8 RESIDENTIAL P.U.D, as recorded in Plat Book 7900, Page 296, Book 7900, Page 301, Boundary Plat 8250, Page 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8304, Page 623, amended in Book 8447, Page 633 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 9522, Page 349.

f. Charter of Wembley Downs Homeowners Association, Inc. recorded in Book 8404, Page 718.

g. Quit Claim Deed to Homeowners for Open Space recorded in Book 8405, Page 408.

h. Stormwater Detention Agreement recorded in Book 8313, Page 669.