RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30135
(Davidson County File Box 9-B)

WARRANTY DEED

G-VRES-12-1351

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie L. Dooley	Peoples Home Equity	
1351 Cardinal Avenue	(NAME) 5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	061-16-48.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEVERLY J. SATTERFIELD AND HUSBAND, EARL C. SATTERFIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE L. DOOLEY, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT 31 AND 32 OF BLOCK "A" ON THE MAP OF GREENLAND ESTATES, PLAT OF WHICH IS OF RECORD IN BOOK 974, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PARTS OF SAID LOTS TOGETHER ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CARDINAL DRIVE, WHICH SAID POINT IS LOCATED 30 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF LOT 32 WITH SAID NORTHEASTERLY MARGIN OF CARDINAL DRIVE, THENCE FROM THE POINT OF BEGINNING IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE SOUTHEASTERLY BOUNDARY OF LOT 32, 190 FEET TO A POINT; THENCE NORTHWESTERLY AND PARALLEL TO THE NORTHEASTERLY MARGIN OF CARDINAL DRIVE 20 FEET TO A POINT IN THE COMMON BOUNDARY LINE BETWEEN LOTS 31 AND 32; THENCE NORTHEASTERLY WITH THE SOUTHEASTERLY BOUNDARY LINE OF LOT 31, 141 FEET TO A POINT IN A DEAD LINE; THENCE NORTHWESTERLY WITH THE NORTHERLY BOUNDARY OF LOT 31, 43.5 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE 10 FEET DISTANT FROM AND PARALLEL TO THE NORTHWESTERLY BOUNDARY OF LOT 31, 317.5 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF CARDINAL DRIVE; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST MARGIN OF CARDINAL DRIVE 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY J. SATTERFIELD AND HUSBAND, EARL C. SATTERFIELD BY DEED FROM LOIS C. PHELPS, WIDOW, RECORDED ON THE 5TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090605-0052440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FOTH IN THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 13; RESTRICTIVE COVENANTS OF RECORD IN BOOK 1218, PAGE 648 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1351 Cardinal Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and 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 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:T20120078934 DEEDWARR
Recvd: 10/17/12 11:03 2 pgs
Fees:13.00 Taxes:440.30
20121017-0095221

Witness my/our hand(s) this 15th day of October, 2012.

Beverly J. Satterfield

Earl C. Satterfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly J. Satterfield and Earl C. Satterfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903