ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-9-14
(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
John F. & Linda A. Downey 6709 Birchbrook Drive Antioch, TN 37013	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	Map & Parcel 176050A03200CO

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,

Ambros Kirk, III and wife, Amanda M. Kirk

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

John F. Downey and Linda A. Downey, 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:

Being all of Lot No. 49, Hickory Woods Estates, Section "C", as shown by plat and survey of record in Plat Book 6900, Page 884-887 all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Ambros Kirk, III, unmarried by Deed from Angie Piechocki, First Successor Trustee of the Lillian D. Edens and/or Amy C. Edens Revocable Living Trust dated March 28, 2005 of record in Instrument Number 20050405-0036756, Register's Office for Davidson County, Tennessee. Amanda M. Kirk joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he 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 Book 6900, Page 887, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hickory Woods Estates, Section "C", a Planned Unit Development, Charter of record in Book 9680, Page 319, and Book 7857, Page 87, re-recorded in Book 7876, Page 67, 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 Book 7823, Page 857, Book 7857, Page 94, Book 7876, Page 75, Book 7932, Page 648, Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 213, Book 9764, Page 44, Book 9678, Page 187, Instrument No. 20001207-0120450, Instrument No. 20010614-0062709, Instrument Nos. 20010614-0062710, 20011015-0111957, and 2003101-00150800, 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: **6709 Birchbrook Drive, Antioch, TN 37013**
(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 25th day of October, 2012.

Ambros Kirk, III

Amanda M. Kirk

BILL GARRETT, Davidson County
Trans:T20120081350 DEEDWARR
Recvd: 10/26/12 09:07 2 pgs
Fees:13.00 Taxes:512.45
20121026-0098165

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ambros Kirk, III and Amanda M. Kirk, 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 25th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
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