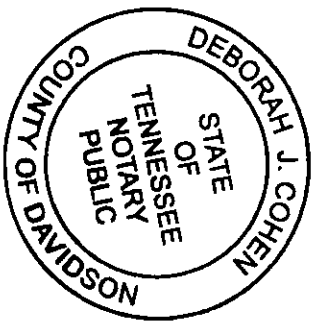


STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICIA L. GROVER	**PEOPLES HOME EQUITY, INC.**	**071-15-0-309.00**
(NAME) **1207 JOSEPH AVENUE**	(NAME) **5205 MARYLAND WAY, STE. 100**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120085147 DEEDWARR
Recvd: 11/07/12 10:24 2 pgs
Fees:13.00 Taxes:516.89
20121107-0102759

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICIA L. GROVER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND/OR 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. 105 on the plan of Sharpe and Horne Second Subdivision of the Lindsley Property of Northeast Nashville, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the east side of Joseph Avenue, and runs back eastwardly between parallel lines 145 feet to an alley.

Being the same property conveyed to Colson Services, LLC from The 1207 Joseph Avenue Trust, First Jordan, FLP, as Trustee, by deed dated March 21, 2012 of record as Instrument No. 20120323-0024927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 53, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1207 JOSEPH AVENUE, NASHVILLE, TN 37207**
(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 5th day of November, 2012.

COLSON SERVICES, LLC

By: David Vernich, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Vernich,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of **Colson Services, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Colson Services, LLC** by himself as such Chief Manager.

Witness my hand and official seal at office this 5th day of November, 2012.

Notary Public

My commission expires: **MAY 5, 2015**.

