WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

R-KW-12-512

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Amanda F. Gibbs	Peoples Home Equity, Inc.	
512 Cedar Cove (ADDRESS)	5205 Maryland Way Suite100 (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	114-8-A-37.00CO

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 SHAHIDUL ISLAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA F. GIBBS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF CEDAR CREST SUBDIVISION-PHASE II OF RECORD IN BOOK 9700, PAGE 37, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHAHIDUL ISLAM BY DEED FROM LEESA QUACH, A MARRIED PERSON OF RECORD IN INSTRUMENT NUMBER 20040115-0006270, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 9, 2004, RECORDED JANUARY 15, 2004. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 37; BOOK 7213, PAGE 973, AMENDED IN BOOK 8424, PAGE 405, BOOK 10174, PAGE 199, AND INSTRUMENT NUMBER 20020823-0102246; BOOK 8480, PAGE 693; BOOK 8424, PAGE 180; BOOK 7127, PAGE 763, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 512 Cedar Cove, Nashville, Tennessee 37209
(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:T20120089947 DEEDWARR
Recvd: 11/26/12 16:02 2 pgs
Fees:13.00 Taxes:873.20
20121126-0108515

Witness my/our hand(s) this 20th day of November, 2012.

Shahidul Islam

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shahidul Islam, 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 20th day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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