WARRANTY DEED

R-VRES-12-4717

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Benjamin D. Bosse	Peoples Home Equity, Inc.	
4717 Danby Drive	(NAME) 5205 Maryland Way Suite100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	133-13-0-076.00
(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 EDNA K. WARREN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN D. BOSSE AND MARY BOSSE, HUSBAND AND WIFE, 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. 119 ON THE PLAN OF ABBAY HALL, SECTION I OF RECORD IN PLAT BOOK 2331, PAGE 18, 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 GRADY E. WARREN AND WIFE, EDNA K. WARREN BY DEED FROM W.R. FREEZE OF RECORD IN BOOK 6610, PAGE 675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 15, 1985 AND RECORDED ON JULY 19, 1985. THE SAID GRADY E. WARREN HAVING SINCE DIED ON FEBRUARY 18, 1991, LEAVING THE SAID EDNA K. WARREN AS THE SURVIVING TENANT BY ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2393, PAGE 627; PLAT BOOK 2331, PAGE 18; 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 4717 Danby Drive, Nashville, Tennessee 37211
(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:T20120096393 DEEDWARR
Recvd: 12/17/12 15:08 3 pgs
Fees:18.00 Taxes:499.50
20121217-0116173

Witness my/our hand(s) this 14th day of December, 2012.

Edna K. Warren by Grady Warren, Jr. Att-in-fact

Edna K. Warren by Grady Warren, JR, as Attorney in Fact

POA recorded in Inst. No. 20121214-0115344

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edna K. Warren, 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 14th day of December, 2012.

Notary Public

See attached

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

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GRADY WARREN, JR. to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of EDNA K. WARREN (a/k/a EDNA WARREN) and acknowledged that he/she executed the same as the free act and deed of the said EDNA K. WARREN (a/k/a EDNA WARREN).

Witness my hand and official seal at Nashville, TN on this the 14th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: _____

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