BILL GARRETT, Davidson County
Trans:T20130000185 DEEDWARR
Recvd: 01/02/13 10:23 2 pgs
Fees:13.00 Taxes:382.95
20130102-0000221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rene M. McAllister, an unmarried woman	Peoples Home Equity, Inc.	05108012500
	(NAME)	
117 E. Due West Avenue	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John W. Brumbach. married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rene M. McAllister, an unmarried woman, hereinafter called the Grantees, 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 "D" ON THE MAP OF DUE WEST, MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT "D" FRONTS 100 FEET ON THE NORTHERLY SIDE OF BELLE CAMP HIGHWAY (NOW KNOWN AS EAST DUE WEST AVENUE) AND RUNS BACK 188.7 FEET ON THE WESTERLY LINE AND 182.1 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 100.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRED A. BRUMBACH AND JOHN W. BRUMBACH BY DEED FROM FRED A. BRUMBACH AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORIS S. BRUMBACH, DECEASED, OF RECORD BY INSTRUMENT NO. 20080604-0057538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JOHN W. BRUMBACH BY DEED FROM FRED A. BRUMBACH AND WIFE, VIVIAN G. BRUMBACH OF RECORD BY INSTRUMENT NO. 20080604-0057540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 117 E Due West Avenue, Madison, TN 37115
(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/our hand(s) this 28th day of December, 2012.

WARRANTY DEED
(Continued)

John W. Brumbach

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Brumbach, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2012.

Notary Public



My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217