THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122648** LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $133,500.00. Affiant Subscribed and sworn to before me, this 11th day of January, 2013. Notary Public My Commission Expires: 5/20/14

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Senecal 6030 Bresslyn Rd Nashville TN 37205	Peoples Home Equity, Inc. 150 N. Seven Oaks Knoxville, TN 37922	Tax Parcel ID No. 11508008900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Elizabeth Pankowsky, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Senecal and wife, Julie Senecal** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

& Wife

Land in Davidson County, Tennessee, being Lot 16, WEST MEADE VILLAGE, as shown on plat of record in Plat Book 3700, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dan Arie Pankowsky to Susan Elizabeth Pankowsky as recorded on the 5th day of December, 2007 in Instrument No. 20071205-0140863 and Warranty Deed from Cleston E. Maynard, unmarried to Dan A. Pankowsky and wife, Susan E. Pankowsky as recorded on the 30th day of November, 1998 in Deed Book 11222, Page 566, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE VILLAGE, as recorded in Plat Book 3700, Page(s) 36.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 6030 Bresslyn Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20130004573 DEEDWARR
Recvd: 01/16/13 14:38 2 pgs
Fees:13.00 Taxes:1603.95
20130116-0005355

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2013.

Susan Elizabeth Pankowsky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Elizabeth Pankowsky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014