WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130005390 DEEDWARR
Recvd: 01/18/13 13:57 2 pgs
Fees: 13.00 Taxes: 1467.05
20130118-0006397

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $396,500.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2013.

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Ivy	Peoples Home Equity Inc.	105-14-0-193.00
807 Hillview Heights	150 N. Seven Oaks	
Nashville, TN 37204	Knoxville, TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emily B. Fenske, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Ivy and Lauren Ivy, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NUMBER 4 ON THE PLAN OF ROBERT LEE BIBB'S SUBDIVISION OF LOT NUMBER 3 OF THE HENRY TRACT, AS OF RECORD IN BOOK 547, PAGE 194, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER CONVEYED AS FOLLOWS; SAID LOT NUMBER 4 FRONTS 55 FEET ON THE SOUTHERLY SIDE OF WOODS AVENUE, NOW CALLED HILLVIEW HEIGHTS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF MARTHA STREET, 160 FEET TO DEAD LINE.

Being the same property conveyed to Emily B. Fenske, married, from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, by deed on July 24, 2012, of record in Instrument Number 20120730-0066895, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 194, Register's Office Davidson County, Tennessee.

This is improved property known as: **807 Hillview Heights, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 11, 2013.

Emily B. Fenske
Emily B. Fenske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emily B. Fenske** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 11, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY