WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130011967 DEEDWARR
Recvd: 02/12/13 10:43 2 pgs
Fees: 13.00 Taxes: 961.63
20130212-0014303

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2013

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

LARRY R. WILLIAMS NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne M Nevin	Peoples Home Equity, Inc.	155100A07200CO
(NAME)	(NAME)	
137 Sequoyah Lane	150 N. Seven Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ethan Zuhl and Laura Zuhl**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Adrienne M. Nevin and Ryan Nevin, wife and husband, hereinafter called the Grantees, their heirs and assigns, a 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. 33 on the Plan of McCrory Trace Estates, of record in Book 6900, page 720, through 723, and corrected by Surveyor's Instrument of Correction, of record in Book 7825, page 429, of the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ethan Zuhl and wife, Laura Zuhl, by deed from Jerry C. Cole and wife, Melissa K. Cole, dated October 17, 2011 of record in Instrument No. 20111027-0083572, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Jerry C. Cole and wife, Melissa K. Cole, by deed dated November 4, 2005 of record in Instrument No. 20051104-0134104, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Sequoyah Lane, Nashville, TN 37221

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, has 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 our hands this 8th day of February, 2013

X _____
Laura Zuhl

X _____
Ethan Zuhl

STATE OF X Michigan
COUNTY OF X Kalamazoo

Personally appeared before me, the undersigned authority, **Laura Zuhl and Ethan Zuhl**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this X 07 day of February, 2013.

X _____
Notary Public

My commission expires: X January 05, 2018

SARAH E RAVEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KALAMAZOO
My Commission Expires January 5, 2018
Acting in the County of Kalamazoo

SARAH E RAVEN
NOTARY PUBLIC
COUNTY OF
KALAMAZOO
My Commission Expires
01/05/2018
Acting in the County of
Kalamazoo
STATE OF MICHIGAN