WARRANTY DEED

G-KW-12-1118

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2013.

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
Jennifer Halverson	Peoples Home Equity, Inc.	
1118 Cahal Avenue	(NAME) 5205 Maryland Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	72-14-440.00
(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 T SQUARE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER HALVERSON, MARRIED, 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 13, N.J. GIBSON'S SUBDIVISION OF LOT NO. 2 OF THE CAHAL PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 165, 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 TN FREEDOM LIFE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO T SQUARE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 27TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120627-0056512; QUITCLAIM DEED FROM TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO TN FREEDOM LIFE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 16TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111116-0089658 AND PART OF SPECIAL WARRANTY DEED FROM RENASANT BANK TO TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 12TH DAY OF SEPTEMBER, 2011 IN INSTRUMENT NO. 20110912-0070383, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE(S) 165; INSTRUMENT NO. 20060906-0110286, 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 1118 Cahal Avenue, Nashville, Tennessee 37206
(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:T20130012769 DEEDWARR
Recvd: 02/14/13 13:33 2 pgs
Fees:13.00 Taxes:1128.50
20130214-0015213

Witness my/our hand(s) this 11th day of February, 2013.

T Square Holdings, LLC

BY: _____
Justin Hicks, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of February, 2013, before me personally appeared Justin Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of T Square Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of February, 2013.

_____
Notary Public

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

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903