BILL GARRETT, Davidson County
Trans: T20130015154 DEEDWARR
Recvd: 02/22/13 15:09 2 pgs
Fees: 13.00 Taxes: 462.50

20130222-0018119

WARRANTY DEED

G-PHE-12-474

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,999.00

Ashley E. Graham
Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2013.

C. McCarney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. McCARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2015

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
Fumiya Sawa	Peoples Home Equity, Inc.	
474 Monticello Street	(NAME) 215 Ward Circle, Ste. 101	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	71-1-A-12.00 CO
(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 A BETTER HOUSE, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FUMIYA SAWA AND WIFE, ASHLEY E. GRAHAM, 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 12, THE WOODS AT MONTICELLO, PHASE I, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20091216-0114519, 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 TO A BETTER HOUSE, INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT & HOUSING AGENCY, RECORDED ON THE 17TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120517-0042835, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
BEING THIS PLAT IS A RESUBDIVISION OF PARCELS CONVEYED TO THE METROPOLITAN DEVELOPMENT & HOUSING AGENCY BY MARCIA F. COHEN AND JACK BYRD CO-TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MOLLIE FEIGENBAUM, DECEASED, AND BY IRA WEINSTEIN AND ARYCH MAKLEFF, TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MARILYN STERN OF RECORD AS INSTRUMENT NUMBER 20010820-0089393 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, ON AUGUST 8, 2001.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20091216-0114519; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20090528-0049122; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20090529-0049581; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 6407, PAGE 360; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 10219, PAGE 509 AND BOOK 10224, PAGE 148; EASEMENT FOR DRAINAGE OF RECORD IN BOOK 10183, PAGE 217; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20090505-0040906; EASEMENT OF RECORD IN BOOK 4297, PAGE 397; EASEMENT FOR RIGHT OF WAY OF RECORD IN INSTRUMENT NO. 20040308-0026393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 474 Monticello Street, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 19th day of February, 2013.

A Better House, Inc., a Tennessee Corporation

By: _____
Tim J. Hawbaker, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of February, 2013, before me personally appeared Tim J. Hawbaker, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of A Better House, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2013.

_____
Notary Public

My Commission Expires: 1-9-16

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