STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 02/22/13 15:38 3 pgs
Fees:18.00 Taxes:592.00
**20130222-0018193**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2013.

Notary Public
MY COMMISSION EXPIRES: 5/6/13
File No. 13-6131D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Dennis Draper, unmarried (NAME) | Peoples Home Equity, Inc. (NAME) | 41-7-16 |
| 3975 Lawing Drive (STREET ADDRESS) | 5205 Maryland Way Suite 100 (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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 HEREBYACKNOWLEDGED, WE, **Joe Melvin Dickens and Mildred Jean Dickens, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Draper, unmarried**, 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. 8 on the plan of BELL KNOB, as shown by plat of record in Book 2854, Page 116, Register's Office for said County.

Said lot No. 8 fronts 111.4 feet on the easterly side of Lawing Drive and extends back 431.4 feet on the northerly line and 434.7 feet on the southerly line to a dead line, measuring 116 feet thereon.

BEING the same property conveyed to Joe Melvin Dickens and Mildred Jean Dickens, husband and wife from Minnie E. Lee Hooper, by Deed dated February 25, 1969, in Book 4312, Page 739, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3127, page 43, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 2854, page 116, Register's Office for Davidson County, Tennessee.

3. Easements for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Book 6247, page 71, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Easement for Tennessee Natural Gas Lines Inc. as shown on plat.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3975 Lawing Drive, Nashville, TN 37207.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of February, 2013.

Joe Melvin Dickens — February 15, 2013 Date

Mildred Jean Dickens — February 15, 2013 Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Melvin Dickens and Mildred Jean Dickens, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2013.

My Commission Expires: 8/23/2016 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15