WARRANTY DEED

R-BR-13-211

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

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
Peter C. Harris	Peoples Home Equity, Inc.	
211 Cleveland Street (ADDRESS)	215 Ward Circle (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	82-3-157.00

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 G AND M PROPERTIES, LLC, FORMERLY KNOWN AS G & M PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER C. HARRIS, AN UNMARRIED MAN, 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 PARTS OF LOTS NOS. 1 AND 2 ON THE PLAN ON THE BENNEDICT LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 40 OF THE REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 2 ON A. C. WEBB'S UNREGISTERED PLAN DESCRIBED AS FOLLOWS:BEGINNING ON THE NORTHERLY MARGIN OF CLEVELAND STREET, FORMERLY CALLED JOY AVENUE, 260 FEET EASTERLY FROM THE EASTERLY MARGIN OF NORTH SECOND STREET; THENCE, WITH THE NORTHERLY MARGIN OF CLEVELAND STREET EASTERLY 60 FEET; THENCE AT RIGHT ANGLES NORTH 150 FEET TO AN ALLEY; THENCE WITH SAID ALLEY WESTERLY 60 FEET; THENCE SOUTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NASHVILLE REAL ESTATE INVESTMENTS, LLC TO G & M PROPERTIES, LLC AS RECORDED ON THE 24TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120424-0034768 AND WARRANTY DEED FROM WINIFRED MURPHREE WIDOWED TO NASHVILLE REAL ESTATE INVESTMENTS, LLC AS RECORDED ON THE 24TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120424-0034767, 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 332, PAGE(S) 40, 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 211 Cleveland Street, 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:T20130040342 DEEDWARR
Recvd: 05/15/13 09:29 2 pgs
Fees:13.00 Taxes:588.30
20130515-0048787

Witness my/our hand(s) this 10th day of May, 2013.

G and M Properties, LLC

John Thaxton Gleaves, III, member

BY: John Thaxton Gleaves, III
ITS: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2013, before me personally appeared John Thaxton Gleaves, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of G and M Properties, LLC, formerly known as G & M Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 2013.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: January 9, 2016

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