WARRANTY DEED

G-CBB-13-4014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,400.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Charles D. Watson	Peoples Home Equity, Inc.	
4014 W Hamilton Road (ADDRESS)	215 Ward Circle, Ste. 101 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	69-3-46.00

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 MELODYE JENKINS, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. WATSON AND WIFE, SHARON WATSON, 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 17, BLOCK GG, REVISED MAP OF FAIRVIEW SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 54, 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 WARRANTY DEED TO LEWIS TRAMMEL AND WIFE, OSSIE R. TRAMMEL FROM M. L. RANDALL AND WIFE, SHIRLEY LOUISE RANDALL AS RECORDED ON THE 25TH DAY OF OCTOBER, 1965 IN DEED BOOK 3950, PAGE 593, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LEWIS TRAMMEL HAVING SINCE DIED ON AUGUST 8, 2011, LEAVING OSSIE R. TRAMMEL AS SURVIVING TENANT BY THE ENTIRETY. THE SAID OSSIE R. TRAMMEL HAVING SINCE DIED ON MARCH 4, 2012, LEAVING MELODYE JENKINS AS SOLE HEIR AS REFERENCED BY LAST WILL AND TESTAMENT FILED FOR RECORD ON MARCH 21, 2013, DOCKET NO. 13P520, IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4014 W Hamilton Road, Nashville, Tennessee 37218
(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:T20130047617 DEEDWARR
Recvd: 06/07/13 09:36 2 pgs
Fees:13.00 Taxes:415.88
20130607-0057943

Witness my/our hand(s) ~~this~~ 3rd day of June, 2013.

Melodye Jenkins

STATE OF Tennessee
COUNTY OF Davidson

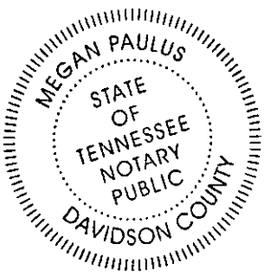
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melodye Jenkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 3rd day of June, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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