WARRANTY DEED

G-FSBO-13-1411A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 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
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb S. Hemmer	Sierra Pacific Mortgage	
1411 Gale Lane (ADDRESS)	5151 Beltline Road, Suite 510 (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	117-8-212.00

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 PIERRE VREYEN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALEB S. HEMMER AND LORI B. HEMMER, HUSBAND AND WIFE , 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 PART OF LOT NO. 8 ON THE PLAN OF B.J. MCCARTHY'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL & COMPANY, DATED DECEMBER 13, 1990, AS FOLLOWS:SAID PART OF LOT NO. 8 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GALE LANE AND RUNS BACK 158.7 FEET ON THE EASTERLY LOT LINE AND 202.8 FEET ON THE WESTERLY LOT LINE TO A LINE IN THE REAR WHICH MEASURES 109.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PIERRE VREYEN, UNMARRIED BY WARRANTY DEED FROM ROBERT A. GARFRERICK AND WIFE, BETH H. GARFRERICK, RECORDED ON THE 8TH DAY OF SEPTEMBER, 1998 IN DEED BOOK 11103, PAGE 842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; COVNEYANCE TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4824, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved (X)
This is improved ( ) property, known as 1411 Gale Lane, Nashville, Tennessee 37212
(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 5th day of July, 2013.

Pierre Vreyen by John Gleaves, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130058009 DEEDWARR
Recvd: 07/08/13 15:44 2 pgs
Fees:13.00 Taxes:1295.00

20130708-0070480

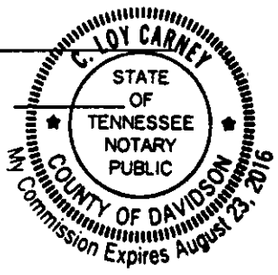
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PIERRE VREYEN and who acknowledged he/she/they executed the same as the free act and deed of the said PIERRE VREYEN.

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

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: