BILL GARRETT, Davidson County
Trans: T20130073915 DEEDWARR
Recvd: 08/27/13 11:01 2 pgs
Fees: 13.00 Taxes: 456.95

20130827-0090226

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of August, 2013.

Notary Public

Commission Expiration:
5/20/14

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Nicholas W. Bobel and Lauren E. Love-Bobel 204 Lucien Dr. Goodlettsville, TN 37072	Peoples Home Equity Inc. 150 N. Seven Oaks Knoxville, TN 37922	-018077004400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Charles Evilcizer, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas W. Bobel and Lauren E. Love-Bobel, husband and wife,** 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:

Property known as 204 Lucien Dr. Goodlettsville, TN 37072, County of Davidson

Being Lot No. 45 of Connell Estates Subdivision, Section 1, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 85 feet on the southerly side of Lucien Road and runs back 226.9 feet on the westerly line and 206.25 feet on the easterly line to a dead line in the rear measuring 118.3 feet.

Being the same property conveyed to Charles Evilcizer by Quitclaim Deed from Travis Paul Baudoin and wife, Christie Baudoin, dated 7/6/2011, filed of record in Instrument No. 20110826-0066089, said Register's Office.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

Tax Map and Parcel ID is as follows 01807004400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 204 Lucien Dr., Goodlettsville, TN 37072

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. 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 hand this 20th day of August, 2013.

X Charles Evilcizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2013, before me personally appeared Charles Evilcizer, married, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of August, 2013.



Notary Public
Commission Expiration: 10/18/16