3/18

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF August, 2013. MY COMMISSION EXPIRES: (AFFIX SEAL)
G-VRES-13-1012	
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
Jenna M. Barbe	Peoples Home Equity, Inc.	
1012 Jackson Street	(NAME) 5205 Maryland Way, Ste. 100	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brentwood, TN 37207	08116059200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SHERRY S. NOSER, UNMARRIED AND CAROL W. BILBREY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNA M. BARBE, AN UNMARRIED WOMAN, AND DAVID M. HAMMONTREE, JR., AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 1, FINAL PLAT, RESUB OF LOT 16 & 17 ON THE PLAN OF B. W. HALL'S ADDITION TO NASHVILLE (ERRONEOUSLY REFERRED TO AS B. W. HOLTS IN DEED OF ACQUISITION), AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20041012-0122911 (ERRONEOUSLY REFERRED TO AS INSTRUMENT NO. 20041012-0022911 IN DEED OF ACQUISITION), 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 TO SHERRY S. NOSER, AN UNMARRIED PERSON AND CAROL W. BILBREY, AN UNMARRIED PERSON, BY WARRANTY DEED FROM KHIRA TURNER, A SINGLE PERSON, RECORDED ON THE 29TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070329-0037756, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 17, PAGE 261 AND INSTRUMENT NO. 20041012-0122911, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1012 Jackson Street, Nashville, Tennessee 37208

(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:T20130074918 DEEDWARR
Recvd: 08/29/13 12:05 2 pgs
Fees:13.00 Taxes:1017.50
20130829-0091334

Witness my/our hand(s) this 28th day of August, 2013.

Sherry S. Noser

Carol W. Bilbrey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry S. Noser and Carol W. Bilbrey, 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 28th day of August, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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