BILL GARRETT, Davidson County
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Fees:13.00 Taxes:460.65
20130919-0098956

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1082

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan Dill and Elizabeth Ortegel	Peoples Home Equity, Inc.	Map 061-16-0-0-
1235 McAlpine Avenue	5205 Maryland Way, Ste 100	Parcel 015.00
Nashville, TN 37135	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sharon Holt, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jonathan Dill and Elizabeth Ortegel, both unmarried, as joint tenants with rights of survivorship,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Map of Chappell Subdivision of the Monte Vista Plan, of record in Plat Book 421, page 143, said Register's Office, to which reference is hereby made for a more complete and accurate description, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers.

SAID Lot No. 12 fronts 50 feet on the North margin of McAlpine Avenue and extends back 170 feet to a line.

Being the same property conveyed to Sharon Holt, unmarried by quitclaim deed dated July 23rd, 1996 from Oscar H. Glasgow and wife, Dorothy Joy Glasgow of record in Book 10132, page 421, said Register's Office.

This is the same legal description used in the previous deed of record.

This is not the personal, primary or marital residence of Grantor, her spouse and/or any dependents.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable.**
2. **Any and all matters of record in Plat Book 421, page 143, said Register's Office.**

This is unimproved property commonly known as **1235 McAlpine Avenue, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 124,500.00.

Affiant

Subscribed and sworn to before me this
13th day of September, 2013.

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **13th** day of **September, 2013.**

Sharon Holt

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon Holt**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **13th** day of **September, 2013.**

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY