WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Pool	Peoples Home Equity Inc.	Parcel ID:
3030 Mossdale Dr.	5205 Maryland Way, Ste. 100	15009022000
Antioch, TN 37013	Brentwood, TN 37027	

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

Gilbert Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James Pool and wife, Ladona Pool
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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 46B on the Plan of Cherry Hills, Section 11A, Zone Lot Division of Lots Numbers 1-8, 45, 46, & 47, as shown by plat of record in Plat Book 5200, Page 730 as revised in Plat Book 6250, Page 133 and also amended in Plat Book 6250, Page 233, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Gilbert Smith by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument 20130207-0012849, dated January 30, 2013, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 644, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 730 as revised in Plat Book 6250, Page 133 and also amended in Plat Book 6250, Page 233; and (3) Water Main Easement of record in Book 7154, Page 372 and Easement to Columbia Gulf Transmission Co. of record in Book 4550, Page 876, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3030 Mossdale Dr., Antioch, TN 37013

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 13th day of September, 2013.

Gilbert Smith

BILL GARRETT, Davidson County
Trans:T20130081998 DEEDWARR
Recvd: 09/23/13 09:31 2 pgs
Fees:13.00 Taxes:268.25

20130923-0099598

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert Smith, 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 at Nashville, Tennessee, this 13th day of September, 2013.

My Commission Expires: 5/6/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.