BILL GARRETT, Davidson County
Trans:T20130100183 DEEDWARR
Recvd: 11/26/13 14:01 2 pgs
Fees:13.00 Taxes:2079.40
20131126-0121458

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

James and Stephanie Askew
2416 Abbott Martin Rd.
Nashville, TN 37215

Send Tax Bills To:

~~SAME~~ Peoples Home Equity Inc.
150 N. Seven Oaks
Knoxville, TN 37922

Tax Map and Parcel: 117-13-F-2.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LAND DEVELOPMENT.COM, INC.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **JAMES KENNON ASKEW and STEPHANIE L. ASKEW, husband and wife**, their heirs and assigns, forever, the following described real estate situated in the Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080714-0071954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080714-0071954, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being part of the same property conveyed to Land Development.Com, Inc. by deed of record in Instrument No. 20020712-0061035, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees their heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized

and possessed of said real estate; that it has a good and lawful right to convey the same and that the same is unencumbered, except the 2013 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to said real estate unto the said grantee as trustee with full power to sell, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 22 day of November, 2013.

LAND DEVELOPMENT.COM, INC.

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of LAND DEVELOPMENT.COM, INC., the within named bargainor, a Tennessee Corporation, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Corporation by himself as such President.

WITNESS MY HAND and official seal at my office on this the 22nd day of November, 2013.

_____
Notary Public

My commission expires: 5/20/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $562,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 25th day of November, 2013.

_____
Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY