WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020155 DEEDWARR
Recvd: 03/26/14 11:28 2 pgs
Fees:13.00 Taxes:481.00
20140326-0024811

R-VRES-14-4034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

TAHNA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-17

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew C. Brammer and Ashley E. Eayre-Brammer	Peoples Home Equity Inc.	
(NAME)	(NAME)	
4034 Brick Church Pike	150 N. Seven Oaks	**04106000500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville TN 37922	
(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, I/we **ROBERT BEVERLY AND JOAN BEVERLY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ASHLEY E. EAYRE-BRAMMER AND~~ **ANDREW BRAMMER** * 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:

* and Ashley Eayre-Brammer, husband and wife

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Skyline, Section One of record in Plat Book 2854, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Beverly and Joan Beverly, husband and wife by Deed from Tommy Huddleston and Peggy Huddleston, husband and wife of record at Instrument No. 20061121-0144739, Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 21, 2006.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 117, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3127, Page 235, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4034 Brick Church Pike, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 14th DAY OF MARCH, 2014.

Robert Beverly by Laura Mitchell, attny-in-fact

Robert Beverly by Laura Mitchell as Attorney in Fact

Joan Beverly by Laura Mitchell, attny-in-fact

Joan Beverly by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT BEVERLY AND JOAN BEVERLY, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT BEVERLY AND JOAN BEVERLY.

Witness my hand and official seal, this the 14th of March, 2014.

Brian D. Mitchell

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212