BILL GARRETT, Davidson County
Trans:T20140022780 DEEDWARR
Recvd: 04/04/14 09:31 2 pgs
Fees:13.00 Taxes:621.60
20140404-0028095

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 31st day of March 2014.

Mary Bicknell
Notary Public
My commission expires: 11-3-15

MARY BICKNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Joshua Hunter | Peoples Home Equity, Inc. | 14714002500 |
| 5148 Edmondson Pike | 5205 Maryland Way, Ste 100 | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rose Marie Haire and William Haire, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Hunter and Jesse Hunter, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 126 on the plan of Candlestick Farms Section One of record in Book 3300, page 56 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rose Marie Haire, married, by Warranty Deed from Ted V. Franklin, unmarried, recorded October 20, 2008 in Instrument # 20081020-0105356 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable; (2) Subject to any and all matters appearing on the plat of record in Book 3300, page 56 Register's Office of Davidson County, Tennessee; (3) Easements and restrictions of record in Book 3375, page 391 Register's Office for Davidson County, Tennessee.

This property is improved property known as **5148 Edmondson Pike, Nashville, TN 37211**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

William Haire joins in this conveyance to waive and disclaim his marital interest in the property.

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 the 31st day of March, 2014.

Rose Marie Haire ~~by Trey Cain, her Attorney in fact~~

William Haire, by his attorney in fact

William Haire by Trey Cain, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 31st, 2014, before me personally appeared, ~~Trey Cain~~ Rose Marie Haire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rose Marie Haire** ~~**and William Haire**~~, and who acknowledged that she executed the same as the free act and deed of **Rose Marie Haire** ~~**and William Haire**~~.

Witness my hand, at office, this 31st day of March 2014.

Notary Public

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014022943

State Tennessee
County Williamson

On March 31st, 2014 before me personally appeared Trey Cain to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Haire and who acknowledged that he executed the same as the free act and Deed of William Haire.

Witness my hand, at office, this 31st day of March 2014.

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Exp: 3-8-16