WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,998.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-14-746

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)
Carolyn R. Brown	Peoples Home Equity	
(NAME)	(NAME)	
746 Kent Road	5205 Maryland Way, Ste. 100	**96-9-A-746.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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 **VERNA LEA SWANSON-PIERCE AND CONRAD PIERCE, WIFE AND HUSBAND ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLYN R. BROWN** (unmarried) 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:

Land in Davidson County, Tennessee, being Unit B-746, EMERY PLACE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Craig W. Swanson to Verna Lea Swanson as recorded on the 16th day of December, 2005 in Instrument No. 20051216-0151339, re-recorded at Instrument No. 20060623-0075112 and Warranty Deed from Stephen H. Goeller, a single person to Craig Swanson and Verna L. Swanson, husband and wife as recorded on the 29th day of September, 2004 in Instrument No. 20040929-0117031, in the Register's Office of Davidson County, Tennessee.

Verna Lea Swanson having since married and is now known as Verna Lea Swanson-Pierce.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EMERY PLACE, as recorded in Plat Book 6250, Page(s) 719, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6715, Page 96, amended in Book 6783, Page 205 and Book 6845, Page 515, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws of Emery Place and Emery Place Homeowners' Association, Inc. recorded in Book 6715, Page 130, amended at Instrument No. 20080118-0006025, Register's Office for Davidson County, Tennessee.
- Charter of Emery Place Condominium recorded in Book 6647, Page 466, Register's Office of Davidson County, Tennessee.
- Maintenance Assessements Agreement as set forth in instrument recorded in Book 8048, Page 351, Register's Office for Davidson County, Tennessee.
- Charter on Emery Place Homeowners Association, Inc. recorded in Book 6724, Page 627, Register's Office for Davidson County, Tennessee.
- Conveyance of open space in favor of Emery Place recorded in Book 6887, Page 730 and Book 6947, Page 944, 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: **746 Kent Road, Nashville, Tennessee 37214**.

BILL GARRETT, Davidson County
Trans:T20140032596 DEEDWARR
Recvd: 05/12/14 10:01 2 pgs
Fees:13.00 Taxes:425.49

20140512-0040250

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 6th DAY OF MAY, 2014.

Verna Lea Swanson-Pierce

Conrad Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNA LEA SWANSON-PIERCE AND CONRAD PIERCE, the within named bargainor, 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, this the 6th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

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