BILL GARRETT, Davidson County
Trans:T20140033482 DEEDWARR
Recvd: 05/14/14 11:17 2 pgs
Fees:13.00 Taxes:629.00
20140514-0041330

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Josh Auman & Lynsey Auman
2419 Springview Drive
Nashville, TN 37214

SEND TAX BILL TO:
Peoples Home Equity, Inc.
150 N. Seven Oaks
Knoxville, TN. 37922

MAP/PARCEL 09511018300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Steve Southard and wife, Cathy E. Southard,** has this day bargained and sold, and does hereby transfer and convey unto **Joshua Auman and Lynsey Auman, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Merry Oaks, Section II of record in Plat Book 2133, Page 8, 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 Steve Southard and Cathy E. Southard, husband and wife by deed from Cathy E. Norris (n/k/a Cathy E. Southard) and Steve Southard of record in Instrument No. 20120620-0054120, Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 20, 2012

This is improved property known as: **2419 Springview Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2133, page 8, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of May, 2014.

Steve Southard

Cathy E. Southard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Steve Southard and Cathy E. Southard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of May, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of May, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____