# WARRANTY DEED

KEVIN D. CROMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Y-BR-14-366

**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) |
|---|---|---|
| **Justin Hyde and Krista Hyde** | **Peoples Home Equity, Inc.** | |
| (NAME) | (NAME) | |
| **366 Binkley Drive** | **5205 Maryland Way, #100** | **147-1-103.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **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 **JESSICA I. ST. CLAIR AND JEREMY S. SHAND, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN HYDE AND KRISTA HYDE, HUSBAND AND WIFE** 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 Lot 462, CALDWELL HALL, SECTION SIX, as shown on plat of record in Plat Book 2900, Page 148, amended in Book 3282, Page 358, 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 to Jessica I. St. Clair, a married person and Jeremy S. Shand, a married person (as tenants by the entirety) by Warranty Deed from Henry K. Staggs, recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017408, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Plat of record in Plat Book 2900, Page(s) 148, as amended in Book 3282, Page 358;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **366 Binkley Drive, Nashville, Tennessee 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; 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140038685 DEEDWARR
Recvd: 06/03/14 10:55 2 pgs
Fees:13.00 Taxes:921.30
20140603-0047740

Witness my/our hand(s) this the 30th DAY OF MAY, 2014.

Jessica I. St. Clair

Jeremy S. Shand by Ashley Dugger, Attorney in fact.

Jeremy S. Shand by Ashley Dugger, 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, JESSICA I. ST. CLAIR, 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 30th of May, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DUGGER, 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 JEREMY S. SHAND, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY S. SHAND.

Witness my hand and official seal, this the 30th of May, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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