This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4177-084

BILL GARRETT, Davidson County
Trans:T20140043777 DEEDWARRSP
Recvd: 06/20/14 09:31 3 pgs
Fees:18.00 Taxes:610.50
20140620-0053950

STATE OF TENNESSEE
COUNTY OF WILIAMSON
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heran
Grantee or Agent of Grantee

Subscribed and sworn to before me this 19th day of June, 2014.

Notary Public
My Commission Expires: 7-3-17
(Seal)

DUSTIN DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Heran Berwary<br>14691 Old Hickory Boulevard<br>Antioch, TN 37013 | Peoples Home Equity, Inc.<br>150 North Seven Oaks<br>Knoxville, TN 37922 | 173 00 0 227.00 |

# SPECIAL WARRANTY DEED
## (Corporation)

**MorEquity, Inc., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, PennyMac Loan Services, LLC, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Heran Berwary, a married man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:**

Being a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an old iron rod situated in the Southerly margin of Old Hickory Boulevard; said iron rod being the Northwest corner of the Roberta N. Brownlee and Timothy Lee Brownlee property as recorded in Book 8182, Page 488, Register's Office for Davidson County, Tennessee (RODC, TN); thence, leaving the said margin of Old Hickory Boulevard and along the Westerly boundary line of the said Brownlee property South 28 degrees 13 minutes 25 seconds East 103.96 feet to an old iron rod; thence, South 44 degrees 23 minutes 28 seconds East 252.84 feet to an old iron rod; thence, along a new line and generally with a fence line South 19 degrees 00 minutes 33 seconds West 190.67 feet to an old iron rod by a fence post; thence leaving this fence line and generally along another fence line North 52 degrees 14 minutes 33 seconds West 164.96 feet to an iron rod by a fence post; thence, North 50 degrees 27 minutes 41 seconds West 38.61 feet to a gate post; thence, across a gravel roadway North 55 degrees 04 minutes 39 seconds West 10.12 feet to a gate post; thence, North 49 degrees 05 minutes 31 seconds West 2.54 feet to an iron rod in the fence line; thence, leaving the fence line South 39 degrees 22 minutes 34 seconds West 10.00 feet to an iron rod; thence. North 49 degrees 05 minutes 31 seconds West 10.12 feet to an iron rod; thence, North 39 degrees 02 minutes 57 seconds East 10.00 feet to an iron rod located in the aforementioned fence line; thence, North 49 degrees 05 minutes 31 seconds West 22.13 feet to an iron rod by a fence post; thence, North 47 degrees 20 minutes 15 seconds West 144.06 feet (leaving the fence line at 22 feet) to an iron rod; thence, North 05 degrees 01 minutes 29 seconds West 170.29 feet to an iron rod situated in the aforementioned margin of Old Hickory Boulevard; thence, with the said margin of Old Hickory Boulevard and in a Northeasterly direction and with a curve to the left having a radius of 468.25 feet an arc length of 68.75 feet (chord - North 80 degrees 46 minutes 09 seconds East 68.69 feet) to a point; thence, North 76 degrees 33 minutes 47 seconds East 86.32 feet to the point of beginning, containing 2.00 acres (87,120 square feet).

This conveyance is subject to any and all existing easements and restrictions of record.

Legal description was corrected by Attorney's Affidavit recorded September 27, 2013 and recorded as Instrument 20130927-0101572 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MorEquity, Inc. by Warranty Deed filed for record on February 27, 2014, in Instrument Number 20140227-0016668, Register's Office for Davidson County, Tennessee.

**Commonly known as: 14691 Old Hickory Boulevard, Antioch, TN 37013**

**TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.**

**The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.**

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this** 24 **day of** April, 2014.

**MorEquity, Inc., by and through its duly authorized Attorney-in-Fact, PennyMac Loan Services, LLC.**

**BY:** _____

Michael Drawdy
**ITS** Senior Vice President, Asset Management

**Certificate of Acknowledgment**

**State of** _____

**)ss.**

**County of** _____

**Personally appeared before me, the undersigned Notary Public,** _____**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** SEE ATTACHMENT **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand and official seal, at office this** _____ **day of** _____, _____.

_____
**Notary Public**

**My commission expires:**

_____

**(Seal)**

## ACKNOWLEDGMENT

State of California
County of Ventura )

On 4-24- 2014 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CYNTHIA HOFF
Commission # 1946931
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2015