THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071526**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $190,150.00. Debbie A. Madewell Affiant Subscribed and sworn to before me, this 25th day of August, 2014. Notary Public My Commission Expires: 5-3-2016

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley A. Oros 1215 Kenmore Place Nashville TN 37216	PEOPLES HOME EQUITY, INC. 150 N SEVEN OAKS KNOXVILLE, TN 37922	Tax Parcel ID No. 07206033400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Garrett now being known as Jennifer Kerr** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Oros, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being described as the Easterly 75 feet of the Southerly 200 feet of Lot No. 83 on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 83 fronts 75 feet on the Northerly side of Warner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jennifer Garrett by Warranty Deed from Stone Ridge Properties, L.L.C., a Tennessee Limited Liability Company, recorded on the 31st day of March, 2008 in Instrument No. 20080331-0032130, in the Register's Office of Davidson County, Tennessee.

Jamie J. Kerr joins in this instrument for the purpose of conveying any interest he may have in the property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENMORE PLACE, as recorded in Plat Book 332, Page(s) 32 and 33.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4224, Page 50.

This is improved property located at 1215 Kenmore Place Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20140063488 DEEDWARR
Recvd: 08/27/14 11:16 2 pgs
Fees:13.00 Taxes:703.56
20140827-0078137

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2014.

Jennifer Garrett NKA Jennifer Kerr **Jamie J. Kerr**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Garrett NKA Jennifer Kerr and Jamie J. Kerr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-21964