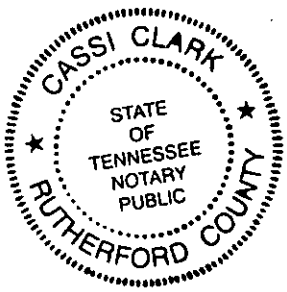
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Novella J. Coppedge	Peoples Home Equity, Inc	06213001500
(NAME)	(NAME)	
2211 Murray Place	2 Maryland Farms, Ste 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140079717 DEEDWARR
Recvd: 10/22/14 14:12 2 pgs
Fees:13.00 Taxes:736.30
20141022-0097582

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerome Marquardt, unmarried and Cynthia Christine Clark, unmarried, as tenants in common with rights of suvivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Novella J. Coppedge, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.(s) 33, 34 & 35 of Block "A", on the plan of Greenland Estates, as shown on plat of record in Plan Book 974, Page, 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerome Marquardt, unmarried by Warranty Deed dated 04/21/2006 from Charles H. Sheppard, married of record in Instrument 200605030050944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Marquardt, unmarried and Cynthia Christine Clark, unmarried, as tenants in common with rights of survivorship by Quit Claim Deed dated 04/21/2006 from Jerome Marquardt, unmarried of record in Instrument 200607130084590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 974, Page 13. (2) Restrictive Covenants of record in Book 116, Page 47. (3) Restrictive Covenants of record in Book 1218, Page 118, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2211 Murray Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 17th day of October, 2014.

Jerome Marquardt By his Attorney-in-Fact

Jerome Marquardt
By Cynthia Christine Clark, His Attorney-in-Fact

Cynthia Christine Clark

State of Tennessee
County of Wilson

Personally appeared before me Cynthia Christine Clark , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2014 .

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

On this 17th of October, 2014 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Cynthia Christine Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Jerome Marquardt**, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20141022-0097581 , Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 17th day of October, 2014.

Notary Public

8.14.17
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY