BILL GARRETT, Davidson County
Trans:T20140091323 DEEDWARR
Recvd: 12/05/14 14:32 2 pgs
Fees:13.00 Taxes:1004.55
20141205-0111819

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53456
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Henry Richard Particelli Kim Irene Particelli 237 Cross Timbers Drive Nashville, TN 37221	Peoples Home Equity Inc. 214 Centerview Dr., Suite 250 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 12814018700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$271,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kevin Tran, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Henry Richard Particelli and wife, Kim Irene Particelli, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Harpeth Park, Section Four, of record in Book 4300, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Tran by Warranty Deed from Parie Lee Whitely, dated September 14, 2012, recorded September 18, 2012 in Instrument No. 20120918-0084710, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 237 Cross Timbers Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of November 2014.

Kevin Tran

Ndubuisi Odocha
Notary Public
State of Texas
My Comm. Exp. 7/13/16

State of TEXAS
County of Harris

On this 26 day of November, 2014, before me the undersigned authority, personally appeared Kevin Tran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 07/13/16

Notary

State of TENNESSEE
County of DICKSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $271,500.00

Affiant

Sworn and subscribed before me this the 1 day of ~~November~~ December, 2014

Notary Public

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018