THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2015 Notary Public MY COMMISSION EXPIRES: 9/5/15 (AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Alderson	Peoples Home Equity INc.	MAP
3308 Anderson Road	5205 Maryland Way, Ste 100	PARCEL 150-03-0-175.00
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Schond and wife, Sarah Schond**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph Alderson ,** an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 78 on the Plan of Harbor Landing Subdivision, Section 1 of record in Plat Book 6250, Page 312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Schond and wife, Sarah Schond by deed from Errol J. DeSoto and Faye Allison and husband, Cole Allison of record in Instrument No. 20090601-0049918 Register's Office for Davidson County, Tennessee, dated May 27, 2009 and recorded on June 01, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3308 Anderson Road, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20150001023 DEEDWARR
Recvd: 01/06/15 10:57 2 pgs
Fees:13.00 Taxes:455.10
20150106-0001264

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness ✓ hand( ) this the 30th day of December, 2014.

Jason Schond

Sarah Schond

Sarah Schond

STATE OF New York
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Schond** the bargainor's, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor's, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: 9-14-2018

Jean M. Myrick Notary Public

JEAN M. MYRICK
No. 01DR6013299
Notary Public, State of New York
MONROE COUNTY
Commission Expires 9-14-2018

STATE OF New York
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Schond** the bargainor's, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor's, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: 9-14-2018

Jean M. Myrick Notary Public

JEAN M. MYRICK
No. 01DR6013299
Notary Public, State of New York
MONROE COUNTY
Commission Expires 9-14-2018