Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1412-49308

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public
My commission expires: January 11, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick Houseman	PrimeLending, A Plainscaptital	156-05-0-006.00
1001 Beech Bend Dr	18111 Preston Road, Suite 900	
Nashville TN 37221	Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristine F. Duke, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Houseman and Andrea Houseman, husband and wife, hereinafter called the Grantees, their successors 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. 776, on the Plan of Section Four - First Addition, Harpeth Woods, of record in Book 5200, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristine F. Duke and Jacqueline Neudecker by deed from Nene G. Ananaba, unmarried, dated November 10, 2011, recorded November 16, 2011, of record in Instrument No. 20111116-0089645, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kristine F. Duke by Quitclaim Deed from Jacqueline Neudecker, dated March 11, 2013, recorded March 19, 2013, of record in Instrument No. 20130319-0027035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1001 Beech Bend Dr, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150001474 DEEDWARR
Recvd: 01/07/15 12:21 2 pgs
Fees:13.00 Taxes:699.30
20150107-0001746

WITNESS my hand this 5th day of January, 2015.

Kristine F. Duke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristine F. Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of January, 2015.

State of Tennessee at Large

My Commission expires:

12/27/17

