B0Y14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004594 DEEDWARR
Recvd: 01/20/15 11:51 2 pgs
Fees:13.00 Taxes:582.75
20150120-0005379

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$157,500.00**

Elizabeth Grace Mason
Affiant

Subscribed and sworn to before me, this the 15th day of January, 2015.

JOHN T. COOK JR. NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Austin Littrell **Elizabeth Grace Mason**	**Peoples Home Equity, Inc.**	**Map 105-11-0, Parcel 219.00**
2159 Byrum Avenue	**5205 Maryland Farms, Suite 100**	
Nashville, TN 37203	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kim Thi Pham, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Grace Mason, an unmarried woman and James Austin Littrell, an unmarried man as joint tenants with rights of survivorship.

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. 22 on the Plan of E.T. Dumonts Property showing a subdivision of a part of Aldrich Brothers and Byers Subdivision, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Thong Thi Pham, unmarried by Deed from Danny T. Woodard and wife, Phyllis A. Woodard, dated November 20th, 1987, of record in Book 7421, page 719, Register's Office for Davidson County, Tennessee. The said Thong Thi Pham is now known as Kim Thi Pham by Petition for Name Change from the United States District Court of the Middle District of Tennessee, dated March 25, 1994.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 547, Page 127, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Taxes for the current year which have been prorated and assumed paid by the Grantor there in, and subsequent years, not yet due and payable

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS SPOUSE HEREIN.

This is improved (_X__) Unimproved (____) property, known as **2159 Byrum Avenue, Nashville, TN 37203**

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 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 my/our hand(s) this **15th** day of **January, 2015.**

Kim Thi Pham

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kim Thi Pham,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2017