	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.** Hillary Torrence Affiant Subscribed and sworn to before me, this the 30th day of January, 2015. Notary Public My commission expires: 4/29/2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Larry H. Murphy	**Peoples Home Equity, Inc.**	**164-10-0A-303.00-CO**
2904 Pinebrook Ct.	**2 Maryland Farms, Suite 110**	
Antioch, TN 37013	**Brentwood, TN 37027**	

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

VIKINGS NEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

LARRY H. MURPHY, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 354, as shown on the map entitled Village Eight Summerfield Subdivision, of record in Instrument No. 20051025-0128762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to VIKINGS NEW HOMES, LLC., by Warranty Deed from DAC HOMEBUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140613-0051831, dated June 12, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **2904 Pinebrook Ct., Antioch, TN 37013**.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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:T20150008466 DEEDWARR
Recvd: 02/03/15 11:51 2 pgs
Fees:13.00 Taxes:610.50
20150203-0010031

Witness my/our hand(s) this 30th day of January, 2015.

Vikings New Homes, LLC, a Tennessee limited liability company

By: _____
Osama Metry, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Osama Metry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Managing Member** of **Vikings New Homes, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such **Managing Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Osama Metry** as **Managing Member**.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 2015.

_____
Notary Public

My commission expires: 6/26/2016

