WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 6th day of March, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Douglas J. Beal	Peoples Home Equity Inc.	075-07-0-137.00
6023 Panama Drive	5205 Maryland Way Suite 100	
Hermitage, TN 37076	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin J. Meyer, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas J. Beal and Lynn Beal, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 105 on the plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin J. Meyer, unmarried, by deed from Thomas C. Kupferer, on November 4, 2010, of record in Instrument Number 20101109-0089801, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4793, page 157; Book 4849, page 767; Book 5020, page 58; Book 5028, page 357; Book 5545, page 321; and Book 6017, page 178, Register's Office for Davidson County, Tennessee.

This is improved property known as: 513 Dutchmans Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 6, 2015.

Kevin Meyer
Kevin Meyer

Davidson County DEEDWARR
Recvd: 03/13/15 08:28 2 pgs
Fees:13.00 Taxes:647.50
20150313-0021528

STATE OF NEW YORK
COUNTY OF DUTCHESS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin J. Meyer to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2015

My commission expires 4/13/17

Notary Public

CHRISTINE C NAUMAN
Notary Public - State of New York
NO. 01NA6203791
Qualified in Dutchess County
My Commission Expires 4/13/17

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY