WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

P-VRES-15-1601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa M. Sturdivant and Peter S. Sturdivant	**Peoples Home Equity, Inc.**	
(NAME)	(NAME)	**94-1-422.00**
1601 Long Avenue	**5205 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARY KIMBERLING WINTERS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELISSA M. STURDIVANT AND PETER S. STURDIVANT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 189 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Westerly half of Lot No. 189 fronts 40 feet on the Northerly side of Long Avenue and runs back between parallel lines with the Easterly margin of 16th Street 150 feet to an alley.

Being the same property conveyed to Mary Kimberling Winters, an unmarried woman by Warranty Deed from Korey Philip Hodges, and wife, Sarah Jane Appleby-Hodges, recorded on the 3rd day of June, 2010 in Instrument No. 20100603-0043091, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 57, Page 130;
- Restrictive Covenant for Detached Structure of record in Instrument No. 20100813-0064110; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Long Avenue, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150022574 DEEDWARR
Recvd: 03/27/15 12:59 2 pgs
Fees:13.00 Taxes:974.95
20150327-0026630

Witness my/our hand(s) this the 25th DAY OF MARCH, 2015.

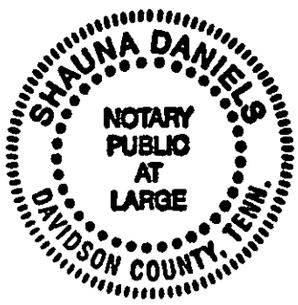
Mary Kimberling Winters by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY KIMBERLING WINTERS, and who acknowledged he executed the same as the free act and deed of the said MARY KIMBERLING WINTERS.

Witness my hand and official seal, this the 25th of March, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212