BILL GARRETT, Davidson County
Trans:T20150025541 DEEDWARR
Recvd: 04/07/15 10:32 2 pgs
Fees:13.00 Taxes:647.50
20150407-0030299

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paul Teller
190 Empire Drive
Nashville, TN 37211

SEND TAX BILL TO:
Peoples Home Equity, Inc.
5205 Maryland Way
Brentwood, TN 37027

MAP/PARCEL 13307026800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ronald Passmore and wife, Angela L. Passmore,** has this day bargained and sold, and does hereby transfer and convey unto **Paul Teller, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Passmore and wife, Angela L. Passmore by Warranty deed from Wilma J. Mingle, of record in Instrument No. 20010423-0039733, Register's Office for Davidson County, Tennessee, dated April 20, 2001 and recorded on April 23, 2001.

This is improved property known as: **190 Empire Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2133, page 23, and restrictions in Book 2104, page 614, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of March, 2015.

Ronald Passmore

Angela L. Passmore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ronald Passmore and Angela L. Passmore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of March, 2015.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
File No. 15B134

My Commission Expires: 10/03/2017