Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $151,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2015.

Notary Public
My commission expires: 12/27/17

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

02-1502-49377

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Ann McPeake 1009 Hunters Meadow Lane Nashville TN 37216	Peoples Home Equity, Inc 5205 Maryland Way, Ste 101 Brentwood, TN 37027	061-15-0-400.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marva Hemphill, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephanie Ann McPeake, an unmarried woman, hereinafter called the Grantees, their successors 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. 3, on the Resubdivision of Lots 5 and 6 of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, which Resubdivision is of record in Book 8250, Page 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marva Hemphill and Troyce Beck by Warranty Deed from R. B. Huffine and W. H. Dorris, dated October 7, 1999, recorded October 11, 1999, of record in Book 11696, Page 991, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marva Hemphill by Quitclaim Deed from Troyce Beck, dated September 26,2007, recorded October 3, 2007, of record in Instrument No. 20071003-0117707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1009 Hunters Meadow Lane, Nashville, TN 37216

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150025582 DEEDWARR
Recvd: 04/07/15 11:04 2 pgs
Fees:13.00 Taxes:562.03
20150407-0030348

WITNESS my hand this 2nd day of April, 2015.

Marva Hemphill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marva Hemphill and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of April, 2015.

Notary

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

12/27/17