BILL GARRETT, Davidson County
Trans:T20150038911 DEEDWARR
Recvd: 05/19/15 14:03 2 pgs
Fees:13.00 Taxes:1321.64
20150519-0046182

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0502

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2015

Notary Public
Commission Expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angela Smith 1108 Kirkwood Avenue Nashville, TN 37204	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 101 Brentwood, TN 37027	118-01-0-E-7.00

WARRANTY DEED

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

Russell R. Vendt-Pearce and Elizabeth C. Campos husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Smith, married

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly part of Lot No. 94 on the Plan of Dr. L. G. Noel's Idlewild Subdivision, of record in Book 547, Page 55, Register's Office for Davidson County, Tennessee.

SAID property fronts 60 feet on the northerly margin of Kirkwood Avenue and extends back 150 feet, more or less, on the easterly line and 150 feet, more or less, on the westerly line to an alley in the rear, measuring 42.5 feet thereon.

BEING the same property conveyed to Russell R. Vendt-Pearce and Elizabeth C. Campos, husband and wife, by Warranty Deed from Mayche Wray Grigsby and Maisha Grigsby, dated 4/30/10 and recorded 5/7/10 in Instrument Number 20100507-0035180, Register's Office for Davidson County, Tennessee.

See also Scrivener's Affidavit (filed for purpose of correcting the derivation clause shown in the current deed), dated 8/12/10 and recorded 8/13/10 in Instrument Number 20100813-0063965, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1108 Kirkwood Avenue, Nashville, TN 37204.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of May, 2015.

Russell R. Vendt-Pearce

Elizabeth C. Campos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell R. Vendt-Pearce and Elizabeth C. Campos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 7-24-2017