(1)

NEW OWNER:

CHARLES W. WILSON and JULIE C. WILSON
3800 LEONA PASS
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Peoples Home Equity Inc.
5205 Maryland Way Ste. 100
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0502

Map and Parcel 098130C21100CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150047366 DEEDWARR
Recvd: 06/15/15 13:56 2 pgs
Fees:13.00 Taxes:1413.40
20150615-0056681

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Eight Thousand and 00/100 Dollars** ~~($388,000.00)~~ 382,000.00 CN cash in hand paid, the receipt of which is hereby acknowledged, **DREW M. ELLER and COURTNEY ELLER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES W. WILSON and JULIE C. WILSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 199, on the Plan of Phase 5, Section 2, The Meadows of Seven Points, of record in Instrument No. 20061207-0151442, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DREW M. ELLER, married and COURTNEY ELLER by Warranty Deed from Frank Batson Homes, Inc., dated December 15, 2010, and of record in Instrument No. 20101216-0099942, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 3800 LEONA PASS, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20061207-0151442, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of May, 2015.

DREW M. ELLER

COURTNEY ELLER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DREW M. ELLER and COURTNEY ELLER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2015.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-26-17

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The actual consideration or value, whichever is greater, for this transfer is ~~$388,000.00~~ $382,000.00 CN.

AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2015.

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

NOTARY PUBLIC

My commission expires: 6-4-17