WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$115,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of AUGUST, 2015

Notary Public
My Commission expires: 3/10/19
(Affix Seal)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christin Shatzer	Peoples Home Equity, Inc.	147-07-0-058.00
4427 Providence Heights	5205 Maryland Way, Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy Bryan Pepper**, unmarreid, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christin Shatzer, an unmarreid woman.** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of T.C. Cook's Resubdivision of Part of the B.F. Cook Old Home Place, of record in Book 547, page 163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 34 fronts 50 feet on the northerly side of an unnamed avenue 18 feet wide and runs back between lines, 150 feet to a dead line and shows 51 feet on said dead line.

Being the same property conveyed to Timothy Bryan Pepper, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., on June 27, 2013, of record in Instrument Number 20130701-0067166, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 163, Register's Office Davidson County, Tennessee.

This is improved property known as: **4427 Providence Heights, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 27, 2015.

Timothy Bryan Pepper

BILL GARRETT, Davidson County
Trans:T20150074013 DEEDWARR
Recvd: 08/31/15 15:07 2 pgs
Fees:13.00 Taxes:425.50
20150831-0088322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Bryan Pepper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2015

My commission expires 7/8/19

Notary Public

