WARRANTY DEED

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

R-DWL-15-1900

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kent F. Abadie and Tammy D. Abadie	**Peoples Home Equity, Inc.**	
(NAME) **1900 Avalon Drive**	(NAME) **5205 Maryland Way, Suite 101**	**072-08-170.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PHILIPPE FRANCOZ AND SYLVIE FRANCOZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENT F. ABADIE AND TAMMY D. ABADIE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, 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 Philippe Francoz and Sylvie Francoz, husband and wife by Warranty deed from Amber Z. Hall, unmarried and Alpha Zoe A. Hall, unmarried, joint tenants with right of survivorship of record in Instrument No. 20150309-0020107 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 09, 2015.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 1835, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Avalon Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150084743 DEEDWARR
Recvd: 10/05/15 15:35 2 pgs
Fees:13.00 Taxes:1091.50
20151005-0101361

Witness my/our hand(s) this the 1st DAY OF OCTOBER, 2015.

Philippe Francoz by John Gleaves as Attorney in Fact

Sylvie Francoz by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIPPE FRANCOZ AND SYLVIE FRANCOZ, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIPPE FRANCOZ AND SYLVIE FRANCOZ.

Witness my hand and official seal this the 1st of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212