WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$133,000.00.**

CDZ
Affiant

Subscribed and sworn to before me this 23rd day of October, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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:
David Kelsoe	Peoples Home Equity, Inc.	Map 150-01-0 Parcel 183.00
441 Clearwater Drive	5205 Maryland Way, Suite 100	
Nashville, TN 37217	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, **Cliff View Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Kelsoe, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Edge-O-Lake Estates, Section Eight as of record in Book 3700, Page 101, Register's Office for said County.

Said Lot No. 149 fronts 80.0 feet on the northwesterly side of Clearwater Drive and extends back 163.00 feet on the northeasterly line and 169.43 feet on the southwesterly line, to a dead line in the rear, which is a broken line, measuring a total of 93.60 feet thereon.

Being the same property conveyed to Cliff View Properties, LLC, from Donald Timothy Garrett, by deed on June 22, 2015, of record in Instrument Number 20150625-0061191, 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:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 1001, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4076, page 565, Register's Office for Davidson County, Tennessee.
- Subject to the flow of East Fork Hamilton Creek.

This is improved property known as: **441 Clearwater Drive, Nashville, TN 37217**

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.

BILL GARRETT, Davidson County
Trans:T20150091516 DEEDWARR
Recvd: 10/27/15 13:49 2 pgs
Fees:13.00 Taxes:492.10
20151027-0109320

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 October 23, 2015.

Cliff View Properties, LLC

by: David R. Taylor, Member

Cliff View Properties, LLC

by: Brennan W. Curtis, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David R. Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Cliff View Properties, LLC, the within named bargainor, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Cliff View Properties, LLC as a Member.

Witness my hand, at office, this 23rd day of October, 2015.

Notary Public

My commission expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brennan W. Curtis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Cliff View Properties, LLC, the within named bargainor, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Cliff View Properties, LLC as a Member.

Witness my hand, at office, this 23rd day of October, 2015.

Notary Public

My commission expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE