STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-19
File No. G15-3109D

TAMMY MORRIS NOTARY PUBLIC STATE TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150093809 DEEDWARR
Recvd: 11/03/15 15:02 2 pgs
Fees:13.00 Taxes:377.40
20151103-0112127

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brent Kellems and Dana Kellems, husband and wife (NAME)	Peoples Home Equity, Inc. (NAME)	05303030900
1502 Debrow Street (STREET ADDRESS)	5205 Maryland Way, Suite 100 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lowell Herd, Executor of the Estate of Maggie A. Herd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent Kellems and Dana Kellems, husband and wife,** 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:

Being Lot No. 222, Section "C", VILLAGE OF OLD HICKORY, as shown by plat recorded July 16, 1948 in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Debow Street, containing 0.08 acres, more or less.

Subject to and/or reserving one (1) permanent easement 4.8 feet wide, more or less, for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Tamer Herd and Maggie A. Herd, his wife, tenants by the entireties from E. I. du Pont de Nemours and Company, a Delaware corporation, by Warranty Deed dated October 30, 1951, in Book 2028, Page 474, in the Register's Office for Davidson County, Tennessee. The said Tamer Herd having since died November 18, 1985 leaving the subject property vested in Maggie A. Herd as the surviving tenant by the entirety. The said Maggie Herd having since died testate May 16, 2014. Pursuant to the Last Will and Testament of Maggie Herd probated under Case No. 2015PR108, Letters Testamentary were issued to Lowell Herd as Executor. Said Will authorizes Lowell Herd as Executor to convey the subject property and proceeds divided pursuant to Will of decedent. See also Order Appointing Executor in the Chancery Court for Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in 2038, Page 270 and in Book 2447, page 151, Register's Office for Davidson County, Tennessee.
2. Easement as recorded in 626, Page 556, Book 662, Page 743, Book 1716, Page 39, Book 2038, Page 270 and in Book 1853, page 281, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.
4. Restrictions as recorded in Book 2028, page 474, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1502 Debrow Street, Old Hickory, TN 37138.

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 do 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. Whenever 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 my/our hand(s) this 30th day of October, 2015.

LOWELL HERD, EXECUTOR OF THE ESTATE
OF MAGGIE A. HERD

By: Lowell Herd
Lowell Herd, Executor

October 30, 2015
Date

STATE OF Tennessee

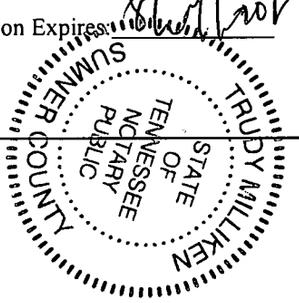
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lowell Herd, Executor for Lowell Herd, Executor of the Estate of Maggie A. Herd, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2015.

My Commission Expires: [illegible]

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066