Box 14

28209-8 return to: Attorneys Title Company, Inc.

Box 14

BILL GARRETT, Davidson County
Trans:T20160024362 DEEDWARR
Recvd: 03/28/16 09:30 3 pgs
Fees:18.00 Taxes:936.10
20160328-0028381

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 23 day of March, 2016 by and between Deanne L. Cotthoff, Trustee of the DeAnne L. Cotthoff 401 K Trust (41%) and Kay Bennett, Trustee of the Kay Bennett 401 K Trust (59 %), hereinafter referred to as GRANTOR, and Erbie E. Carr, Jr. and Dacey L. Carr, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot No. 48 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office of Davidson County, Tennessee. Further description is as follows: BEGINNING at a point in the northerly margin of Huntington Parkway at the common corner of Lot Nos. 48 and 49; thence with the margin of said Parkway, westerly 97 feet to a point in the beginning of a curve; thence around said curve, 39.3 feet to a point in the easterly margin of an unnamed street; thence with the margin of the same, northerly 80 feet to a point; thence leaving said Street, easterly 134.4 feet to the common rear corner of Lots Nos. 48 and 49; thence with the line between said lots, southerly 134.5 feet to the point of beginning.

Being the same property conveyed to DeAnne L. Cotthoff, Trustee of the DeAnne L. Cotthoff 401K Trust, a 41 % undivided interest and Kay Bennett, Trustee of the Kay Bennett 401K Trust, a 59 % undivided interest, by Warranty Deed from Floyd R. Ferguson and wife, Emma Jean Ferguson, dated August 27, 2014, recorded August 29, 2014, of record in Instrument No. 20140829-0079093, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 694 Huntington Parkway, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

By: _____
DeAnne L. Cotthoff, Trustee of the DeAnne L. Cotthoff 401K Trust

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **DeAnne L. Cotthoff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be of **Trustee of the DeAnne L. Cotthoff 401K Trust**, the within named bargainor, a qualified retirement plan and that she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the 401K Trust by herself as Trustee .

Witness my hand and seal, at office in Franklin TN, this the 15 day of March, 2016.

_____
Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS MY HAND on the day and year first above written.

By: Kay Bennett
Kay Bennett, Trustee of the Kay Bennett 401K Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared **Kay Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be of **Trustee of the Kay Bennett 401K Trust**, the within named bargainor, a 401K Trust and that she as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the 401K Trust by herself as Trustee .

Witness my hand and seal, at office in Franklin TN, this the 23 day of March, 2016.

Susan L Jackson
Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Erbie E. Carr, Jr. and Dacey L. Carr
694 Huntington Parkway,
Nashville, TN 37211

Send Tax Statements to:
Peoples Home Equity, Inc.
5205 Maryland Way, Suite 100
Brentwood, TN 37027

Map & Parcel: 161-06-71.00

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $253,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Crayton S Priest
Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of March, 2016.

Anna Agee
Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-112