WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/16 16:04 4 pgs
Fees:23.00 Taxes:980.50
20160510-0046571

File #2016-190

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to before me on May 6, 2016.

NOTARY PUBLIC
My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Eli Beaird Cori Beaird 2417 Woodberry Drive Nashville, TN 37214	Peoples Home Equity, Inc. 170 N. Seven Oaks Knoxville, TN 37922	095-11-0-188.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ADVENTURE HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ELI BEAIRD AND CORI BEAIRD, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 2 on the unrecorded Map of the Robert G. Northern Lands, in the 3rd Civil District of said County and described according to a copy of a survey made by William Collier Parrish Associates Civil Engineers, described as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tract. No. 1 and 2; thence with the line between said tracts south 8 degrees 43 minutes West 94.8 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence south 83 degrees 40 minutes west 100.4 feet along the north right-of-way line of said TVA easement to the corner of Tracts 2 and 3; thence with the line between said tracts, north 8 degrees 43 minutes East 99.1 feet to an iron pin in the corner of Tracts 2 and 3; thence with the margin of Woodberry Drive south 81 degrees 17 minutes East 100 feet to the point of beginning containing .22 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the Subdivision of Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 3 on the unrecorded Map of Robert G. Northern Lands in the 3rd Civil District of said County, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, November 3, 1958 as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts 2 and 3; thence with the line between said tracts south 8 degrees 43 minutes west 99.1 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence north 83 degrees 40 minutes west along the north right-of-way line of said TVA easement, 92.45 feet to the common corner of Tract 3 and Lot No. 31 of the Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Registers Office for said County; thence with the line between Tract 3 and said Lot No. 31, north 4 degrees 25 minutes east 102.1 feet to an iron pin in the south margin of Woodberry Drive, being the common corner of Tract 3 and said lot No. 31; thence with the margin of said Drive, south 81 degrees 17 minutes east, 100 feet to the beginning and containing .22 acres, more or less.

Being the same property conveyed to JUANITA M. TRENT, by deed from H. PHILIP SADLER ET UX, BERTHA L. SADLER, of record in Book 3614, page 305, dated August 10, 1963, said Register's Office. Being further conveyed to JUANITA M. TRENT, TRUSTEE OF THE JUANITA M. TRENT REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 26, 1996, by Quitclaim Deed from JUANITA M. TRENT, of record in Book 9930, page 63, dated January 26, 1996, said Register's Office. The said Juanita M. Trent having since died on or about March 21, 2005, leaving MARITA L. WOLF AND RAYMA G. HAGAR, CO-TRUSTEES OF THE JUANITA M. TRENT REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 26, 1996.

Being the same property conveyed to ADVENTURE HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARITA L. WOLF AND RAYMA G. HAGAR, CO-TRUSTEES OF THE JUANITA M. TRENT REVOCABLE LIVING TRUST DATED JANUARY 26, 1996, of record in Instrument No. 20160129-0009012, dated January 27, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2417 Woodberry Drive, Nashville, TN 37214.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on May 6, 2016.

Grantor:

Adventure Home Solutions, LLC, a Tennessee limited liability company

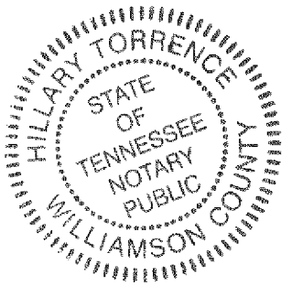
By: Kenneth Noga, President
Kenneth Noga, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Noga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Adventure Home Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kenneth Noga as President.

Witness my hand, at office, this 6th day of May, 2016.

Hillary Torrence
Notary Public
My commission expires: 11-28-16



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17

Notary Seal (if on paper)

