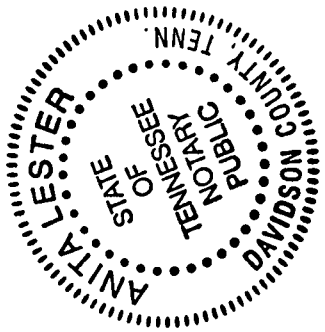


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2017.

Notary Public

My commission expires: 10-7-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
George Beene	~~George Beene~~ Peoples Home Equity, Inc.	135-14-0B-060.0-CO
709 Elderberry Court	~~709 Elderberry Court~~ 170 N. Seven Oaks	
Nashville, TN 37217	~~Nashville, TN 37217~~ Knoxville, TN 37922	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald F. Irwin and wife, Rena Irwin

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

George Beene and Gloria Reed-Beene, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Two, Phase Two, Ransom Place of record in Plat Book 7900, Page 526, 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 Donald F. Irwin and wife, Rena Irwin by Warranty deed from Brad Wayland and wife, Lee Wayland of record in Book 11010, page 51, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 07, 1998.

This is ☒ improved ☐ unimproved property known as **709 Elderberry Court, Nashville, TN 37217.**

BILL GARRETT, Davidson County
Trans:T20170013412 DEEDWARR
Recvd: 02/14/17 10:08 2 pgs
Fees:13.00 Taxes:886.15
20170214-0015234

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of February, 2017.

Donald F. Irwin

Rena Irwin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald F. Irwin and Rena Irwin, and Rena Irwin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of February, 2017.

Notary Public
My Commission Expires: 5.20.19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416158