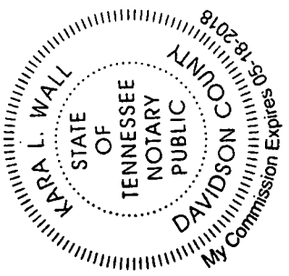
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $199,900.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2017

Notary Public
My Commission expires:

(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:
Carolyn Pippen	Peoples Home Equity	07108007200
314A Prince Avenue	5205 Maryland Way, Ste 100	
Nashville, TN 37207	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, **Nashville Homes, LLC**, a Tennessee Limited Liability Company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carolyn Pippen**, an unmarried woman, her 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 westerly one-half of Lot No. 25 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 25 fronts 50 feet on the southerly margin of Prince Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Nashville Homes, LLC , from Carl W. Demonbreun and Ricky O. Stevenson, by deed on November 16, 2016, of record in Instrument Number 20161118-0122172, 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 2017 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07108007200, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4125, Page 525, Register's Office for Davidson County, Tennessee.

This is improved property known as: **314A Prince Avenue, Nashville, TN 37207**

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:T20170029023 DEEDWARR
Recvd: 04/06/17 09:50 2 pgs
Fees:13.00 Taxes:739.63
20170406-0033695

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 March 31, 2017.

Nashville Homes, LLC

By: Hozan Barwari, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hozan Barwari, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member of Nashville Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized memeber executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.