# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/08 13:52 3 pgs
Fees:18.00 Taxes:381.10
**20080904-0090838**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN LAMONT MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 5, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alicia Garcia | Peoples Home Equity Inc. | 090110B01500CO |
| (NAME) | (NAME) | |
| 510 Basswood Drive # 15 | 4300 Sidco Drive, STE 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Aaron Duffy and spouse Lesley A. Duffy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alicia Garcia, unmarried, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 15 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Aaron Duffy and spouse Lesley A. Duffy, by Warranty Deed dated June 29, 2005, from Rachel E. Johnson and spouse, Justin L. Johnson of record in Instrument No. 20050707-0078684, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Aaron Duffy and Lesley A. Duffy by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number **20080904-0090837**, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 510 Basswood Drive 15, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th day of August, 2008.

Aaron Duffy by DS as Attorney-in-Fact
Aaron Duffy
By: Terry DeSelms as Attorney-in-Fact

Lesley A Duffy by DS as Attorney in Fact
Lesley A. Duffy
By: Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of August, 2008, before me personally appeared Terry Deselms (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), the person who executed the foregoing instrument on behalf of Aaron Duffy and Lesley A. Duffy, and acknowledged that he executed the same as the free act and deed of the said Aaron Duffy and Lesley A. Duffy, through Power of Attorney granted Terry DeSelms by the said Aaron Duffy and Lesley A. Duffy.

Witness my hand and official seal at Franklin, Tennessee this 29th day of August, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison




My Commission Expires: