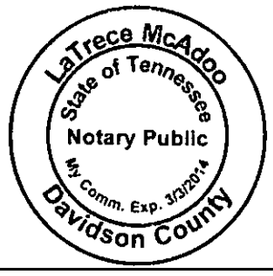
Box 13
#16663

BILL GARRETT, Davidson County
Trans:T20110076219 DEEDWARR
Recvd: 12/02/11 13:24 2 pgs
Fees:13.00 Taxes:369.63
20111202-0094123

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2011

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yosvani Fernandez Morejon	SWBC Mortgage	Parcel ID:
4904 Jonquil Dr.	213 Overlook Cir., Ste. A-4	13316018100
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN 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

Fred Page Peck, Jr, Leonard E. Riggan, Jr., Jennifer Riggan, and Kimberly Engman, Heirs of the Estate of Mary Alice Riggan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Yosvani Fernandez Morejon , married
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:

BEING Lot No. 28, on the Plan of Welch Meadows, Section One, of record in Plat Book 3700, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred P. Peck and wife, Frances Y. Peck by deed from Dillon C. Rogers and wife, Emma B. Rogers of record in Book 4357, Page 286, Register's Office for said County, dated August 12, 1969. The said Fred P. Peck died April 24, 1996, and the title is vested in Frances Y. Peck, as surviving tenant by the entirety. The said Frances Y. Peck died testate on August 2, 2009, and the Estate was admitted to Probate as Probate No. 09P1536 of record in Probate Court of Davidson County, Tennessee, devising the property to Fred Page Peck, Jr. and Mary Alice Riggan. The said Mary Alice Riggan died intestate on September 23, 2011, leaving as Sole Heirs, Leonard E. Riggan, Jr., Jennifer Riggan, and Kimberly Engman. See Probate file of record in 11P-1574 Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 34, said Register's Office.

Power of Attorney of record in Instrument 20111202-0094121, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4904 Jonquil Dr., Nashville, TN 37211

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 23rd day of November, 2011.

Fred Page Peck, Jr.

Leonard E. Riggan, Jr.

Jennifer Riggan

Kimberly Engman by Jennifer Riggan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Page Peck, Jr., Leonard E. Riggan, Jr., and Jennifer Riggan, 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.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2011.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jennifer Riggan, 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 on behalf of Kimberly Engman as his/her/their Attorney in Fact as the free act and deed of the within named Kimberly Engman.
Witness my hand and official seal at Nashville, Tennessee the 23rd day of November, 2011.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.