BILL GARRETT, Davidson County
Trans:T20120032642 DEEDWARR
Recvd: 05/03/12 13:50 2 pgs
Fees:13.00 Taxes:454.73
20120503-0038185

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID VILLAFANA	Peoples Home Equity, Inc	**094-01-0-157.00**
(NAME)	(NAME)	
1110 LENORE STREET	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID VILLAFANA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of J. B. Haynie's Central Park Plan, as shown by plat of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Said Lot No. 4 fronts 60 feet on the southerly side of Lenore Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Rare Earth Properties from Opal N. Kittrell and Lisa Michelle Bobbitt by deed dated December 29, 2011 of record in Instrument No. 20111230-0102206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 161, page 116, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1110 LENORE STREET, NASHVILLE, TN 37206**
(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 27th day of **April, 2012.**

RARE EARTH PROPERTIES

Oasis Property, LLC
Sheila F. Tidwell, mbr.

Oasis Property, LLC – Partner
By: Sheila F. Tidwell, Sole Member

Worldwide Properties, LLC.
Connie M. Williams, MBR

Worldwide Properties, LLC- Partner
By: Connie M. Williams, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Sheila F. Tidwell**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **OASIS PROPERTY, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **OASIS PROPERTY, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 27th day of April, 2012.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Connie M. Williams**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **WORLDWIDE PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **WORLDWIDE PROPERTIES, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 27th day of April, 2012.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON