BILL GARRETT, Davidson County
Trans:T20120086597 DEEDWARR
Recvd: 11/13/12 14:58 2 pgs
Fees:13.00 Taxes:243.09
20121113-0104505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 65,700.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2012

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MARIA D SALTO CARRANZA** | **PEOPLES HOME EQUITY** | 43-11 |
| **1013 N DUPONT AVE** | **5205 MARYLAND WAY, STE 100** | 219 |
| **MADISON, TN 37115** | **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 ACKNOWLEDGE, WE,

**VIDAL GALVAN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARIA D SALTO CARRANZA, AN UNMARRIED WOMAN**

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. 3 ON THE PLAN OF ARCHWOOD ACRES, SECTION THREE OF RECORD IN PLAT BOOK 8250, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VIDAL GALVAN, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 08/09/12 AND RECORDED ON 08/17/12 IN INSTRUMENT NO. 20120817-0073833, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM RECONTRUST COMPANY, NA DATED 05/08/12 AND RECORDED ON 05/14/12 IN INSTRUMENT NO. 20120514-0041384, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CAROLINA RIVERA, A MARRIED PERSON BY WARRANTY DEED FROM JARVIS JACKSON AND WANDA JACKSON, HUSBAND AND WIFE, DATED 04/06/07 AND RECORDED ON 04/10/07 IN INSTRUMENT NO. 20070410-0042367, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1013 N DUPONT AVE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 9th day of November, 2012.

Vidal Galvan
VIDAL GALVAN

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, VIDAL GALVAN, the within named Grantors, 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, at office, this 9th day of November, 2012.

Notary Public

My Commission Expires:

