Return to: John T. Cook, P.C.

BOX #14
G#24476-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090808 DEEDWARR
Recvd: 11/29/12 08:32 2 pgs
Fees:13.00 Taxes:388.50
20121129-0109442

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00.**

Jose A Batres
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2012.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose A. Batres Pacas	**Peoples Home Equity, Inc.**	**03315006900**
604 Gibson Drive	**5205 Maryland Way, Suite 100**	
Madison, TN 37115	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Thomas M. Gunter, unmarried

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

Jose A. Batres Pacas, a married 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. 126 on the Plan of Primrose Acres, Section Two, as of record in Book 2900, Pages 43 & 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 126 fronts 154.8 feet on the easterly side of Hamblen Drive and extends back 354.4 feet on the northerly line and 336.8 feet on the southerly line to a dead line in the rear measuring 82.6 feet thereon.

BEING the same property conveyed to Thomas M. Gunter and wife, Betty J. Gunter, by Warranty Deed dated December 20, 2010, from Raymond Lee Bennett, unmarried, of record in Instrument No. 20101223-

0102279 and Scrivener's Affidavit of record in Instrument No. 20110304-0017657, Register's Office for Davidson County, Tennessee. The parties having divorced. Pursuant to the Marital Dissolution Agreement and Final Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket #11D-1480, the said Betty J. Gunter conveyed her interest to Thomas M. Gunter by Quitclaim Deed dated May 19, 2011, of record in Instrument No. 20120321-0024112, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantor herein.

This is improved property, known as: 612 Hamblen Drive, 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 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 my/our hand(s) this **20th** day of **November, 2012.**

Thomas M. Gunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas M. Gunter,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2012.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

My Commission Expires: 01-06-2014