This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20120094070 DEEDWARR
Recvd: 12/10/12 09:49 2 pgs
Fees:13.00 Taxes:296.00
20121210-0113284

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Ever Velasquez
4932 Shihmen Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Peoples Home Equity
213 Ward Circle
Ste 201
Brentwood, TN 37027

Map & Parcel No: 162.08-0-56.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Christopher Bruce Pace and Jefferson Scott Pace as the only surviving heirs of Wiley E. Pace,** hereinafter called the **Grantors**, do hereby convey unto **Ever Velasquez, ,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in ~~Williamson~~ DAVIDSON County, State of Tennessee, and legally described as:

Being all of Lot No. 108 on the plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference ishereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wiley E. Pace, unmarried on February 28, 1997 by Warranty Deed of record in Book 10369, Page 159, Register's Office for said County. Wiley E. Pace has since died, leaving as his only heirs at law, his sons, Christopher Bruce Pace and Jefferson Scott Pace.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4932 Shihmen Drive, Antioch, TN 37013..

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 29th day of November, 2012.

Christopher Bruce Pace

Jefferson Scott Pace

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Bruce Pace and Jefferson Scott Pace known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 29th day of November, 2012.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn and subscribed before me on November 29, 2012

Notary Public

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

My Commission Expires :