WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/12 13:08 2 pgs
Fees:13.00 Taxes:480.63
20121221-0117916

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,900.00.**

Alma & patricia perez Cisneros
Affiant

Subscribed and sworn to before me this 14th day of December, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Saul Perez Aguiler	Peoples Home Equity	148-6-030.00
3717 E. Ridge Drive	215 Ward Circle	
Nashville, TN 37211	Brenwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joellyn Bowen Rinnander**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Saul Perez Aguiler and Alma Perez Cisneros, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 150 on the plan of Haywood Acres, Section 4, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Dean and Thomas Dean, by deed from Elaine Piper, on April 10, 2003, of record in Instrument Number 20030513-0064516, Register's Office for Davidson County, Tennessee. The said Thomas Dean having since died testate on August 3, 2011, devising his interest in the property to Timothy Dean of record in Davidson County Probate Court, Case No. 1P1256. The said Timothy Dean having since died testate on November 29, 2011, devising property to Joellyn Bowen Rinnander by will and court order of recordin in Davidson County Probate Court, Case No. 11P-1780.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 2900, page 93, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3075, page 160, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers an/or Storm Drainage of record in Book 6165, page 592, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3717 East Ridge Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 14, 2012.

Joellyn Bowen Rinnander by Antoinette Olesen

Joellyn Bowen Rinnander
By: Antoinette Olesen as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared ANTOINETTE OLESEN with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for JOELLYN BOWEN RINNANDER, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name JOELLYN BOWEN RINNANDER, the bargainor(s), by the said ANTOINETTE OLESEN as Attorney-in-Fact.

WITNESS my hand and seal, this 14TH day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/9/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY