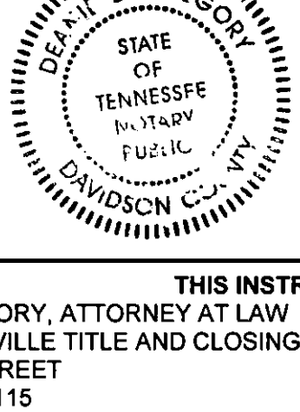
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jorge A. Rodriguez	People's Home Equity, Inc.	04310007700
(NAME)	(NAME)	
245 Becklea Dr.	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130017933 DEEDWARR
Recvd: 03/05/13 10:03 2 pgs
Fees:13.00 Taxes:321.53
20130305-0021808

FOR AND 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, I, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge A. Rodriguez and Esther Lemus Ortega, Husband and Wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 239, on the Plan of Madison Park, Section Six, as of record in Book 4300, Page 58, Register's Office for said County, described as follows:

Said Lot No. 239 fronts 69 feet on the South side of Becklea Drive and extends back 151 feet on the East line and 146.6 feet on the West line to a dead line in the rear on which it measures 58.20 feet thereon.

Being the same property conveyed by Deed dated June 8, 2007 to Sandra Marlene Sandoval, an unmarried woman, from Pedro R. Reyes and wife, Deanna Reyes, of record in Instrument No. 20070615-0072053, Register's Office for Davidson County, Tennessee. Further being the same property conveyed from Shapiro & Kirsch, LLP, Substitute Trustee, to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated March 29, 2011, of record in Instrument No. 20110406-0026484, said Register's Office; and, further being the same property conveyed by Special/Limited Warranty Deed dated October 10, 2011 to Reyes Construction, Inc., from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20111102-0085334, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF MADISON PARK, SECTION 6, OF RECORD IN PLAT BOOK 4300, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 4431, PAGE 591, SAID REGISTER'S OFFICE; SUBJECT TO UCC-1 FINANCING STATEMENT IN FAVOR OF FCC FINANCE, LLC, IN THE AMOUNT OF $4,250.00, OF RECORD IN INSTRUMENT NO. 20100810-0062989, SAID REGISTER'S OFFICE. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 245 Becklea Drive, Madison, TN 37115
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 hand this 1st day of March, 2013.

Reyes Construction Inc.

By: _____
Pedro Reyes, President

By: _____
Deanna Reyes, Vice President/Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pedro Reyes and Deanna Reyes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Vice President/Secretary, respectively, of Reyes Construction, Inc., the within named bargainor, a corporation, and that they as such President and Vice President/Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such President and Vice President/Secretary.

Witness my hand and official seal, this 1ST day of March, 2013.

My Commission Expires: 3-3-14 _____
Notary Public

DEANIT L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY