WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $560,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 6TH day of MARCH, 2013

Notary Public
My Commission expires: _____
(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:
Allison Flores	PEOPLES HOME EQUITY INC	11801035000
919 Halcyon Avenue	5205 MARYLAND WAY STE 100	
Nashville, TN 37204	BRENTWOOD, 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, **GYJ VENTURES, LLC, a Delaware limited liability company,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allison M Flores and Javier L Flores, Wife and Husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit B of Halcyon Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Halcyon Commons, a Townhouse Planned Unit Development of record in Instrument No. 20120507-0039454, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive Halcyon Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20120507-0039464, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to GYJ VENTURES, LLC, from Taylor M. White, Unmarried by Warranty Deed on April 27, 2012, of record in Instrument Number 20120502-0037672, Register's Office for Davidson County, Tennessee.

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, plus any penalties and interest which may accrue.
- Subject to all matters as shown in the Master Deed of record in Instrument Number 20120507-0039454, Register's Office for County, Tennessee.

This is improved property known as: 919 Halcyon Avenue, Nashville, TN 37204

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 March 7, 2013.

GYJ VENTURES, LLC

BY: Andrew S. Juang, PRESIDENT
Andrew S. Juang, President

BILL GARRETT, Davidson County
Trans:T20130019773 DEEDWARR
Recvd: 03/11/13 15:01 2 pgs
Fees:13.00 Taxes:2072.00

20130311-0024131

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andrew S. Juang,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **GYJ VENTURES, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

Sharon M Page My Commission Expires: 1/31/2018

NOTARY PUBLIC

SHARON M. PAGE
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2018