This Instrument Prepared By:
R. Francene Kavin, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Maria Trejo
2920 Sinbad Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgageer

MORTGAGEE:
Peoples Home Equity
213 Wans Circle
Brentwood, TN 37027

MAP 96-6
GROUP
PARCEL 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tanya G. Willis (fka Tanya Stephenson)and Joshua C. Willis , wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Maria Trejo and Jose Garcia,,wife and husband,** hereinafter called the GRANTEES, their 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. 19 on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tanya Stephenson, unmarried by deed dated July 14, 2006 from Robert O. Weaver and wife, Stefanija Weaver of record in Instrument no. 20060726-0089795, Register's Office for Davidson County, Tennessee.

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 further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2920 Sinbad Drive, Nashville, Tennessee 37214.**

BILL GARRETT, Davidson County
Trans:T20130045522 DEEDWARR
Recvd: 05/31/13 13:32 3 pgs
Fees:18.00 Taxes:407.00
20130531-0055160

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, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 17th day of **May, 2013.**

Tanya G. Willis

Joshua C. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tanya G. Willis and Joshua C. Willis , wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of May, 2013.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 20 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: ~~11/5/2016~~

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