WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MAR 0 8 2016

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eloisa Garcia	Peoples Home Equity, Inc.	043140B04100CO
(NAME) 2016 Lombardia Lane	(NAME) 5205 Maryland Way, Ste 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130997

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, DIANA GROZA N/K/A, DIANA GROZA GOMEZ, MARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ELOISA GARCIA, UNMARRIED**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 41 on the plan of Lanier Park, Phase One, of record in Instrument 20021022-0129511, Register's Office for Davidson county, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Diana Groza by Special Warranty Deed from Deutsche Bank Trust Company of America, as Indenture Trustee for Saxon Asset Securities Trust 2006-1, dated April 20, 2010 and filed of record in Instrument 20100528-0041435, Register's Office for Davidson County, Tennessee. The said Diana Groza is now married to Abraham Gomez, becoming Diana Groza Gomez.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20020619-0074290, amended in Instrument No. 20070813-0096820, and the By-Laws appended thereto, of record in Instrument 20060615-0071685, said Register's Officer, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2016 Lombardia Lane, 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, his/her 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 06/20/13 09:22 2 pgs
Fees:13.00 Taxes:432.90
20130620-0063096

Witness our hands this 14th day of June, 2013.

Diana Groza Gomez

Abraham Gomez Hernandez

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Diana Groza Gomez and Abraham Gomez Hernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2013.

Commission expires: 2-3-2015

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE