21504
Book 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: May 3, 2016
(AFFIX SEAL)

MELISSA LONGBRAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan P. Caxaj	People's Home Equity, Inc.	147-07-0-052.00
(NAME)	(NAME)	
4415 Providence Heights	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan W. Donghia,a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan P. Caxaj, an unmarried man, 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:

Being Lot No. 28 on the Map showing T.C. Cook's Re-Subdivision of part of the B.F. Cook Old Home Place of record in Book 547, page 163, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

Being the same property conveyed to Susan W. Donghia, by deed of record in Instrument Number20090313-0022780 Register's Office for Davidson County, Tennessee. The said Michael L. Donghia, husband of Susan W. Donghia, hereby joins in this conveyance to waive any marital rights, granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of B.F. Cook Old Home Place of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4415 Providence Heights, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20130059231 DEEDWARR
Recvd: 07/11/13 14:36 2 pgs
Fees:13.00 Taxes:388.50
20130711-0071965

Witness my hand this 8th day of July, 2013.

Susan W. Donghia

Michael L. Donghia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

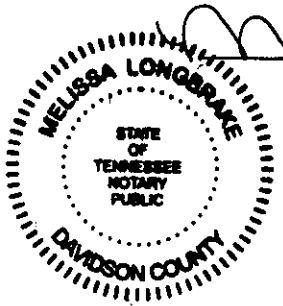
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan W. Donghia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of July, 2013.

Commission expires:

May 3, 2016

Melissa Longbrake
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Donghia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of July, 2013.

Commission expires:

May 3, 2016

Melissa Longbrake
Notary Public

